

Chairperson: Supervisor David Jasenski  
Committee Clerk: Sharon Dehli, 278-5289  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, January 14, 2002, 9:00 A.M.

**Milwaukee County Courthouse--Room 201-B**

### MINUTES

PRESENT: Supervisors Weishan, Launstein, Mayo, Lutzka, Schmitt, Jasenski (Chairperson)  
EXCUSED: Supervisor White

CASSETTE NO. 13: Side B, #165-End  
CASSETTE NO. 14: Side A, #1-#400

### SCHEDULED ITEMS:

#### HOUSING AND COMMUNITY DEVELOPMENT

##### PUBLIC HEARING

1. 02ECD1 From County Board Research Analyst, regarding substitution of Parks Capital Funding for some CDBG funded projects.

APPEARANCES BY: Donna Schlieman  
Glenn Bultman, Co. Bd. Research Analyst  
Pam Bryant, Department of Administration

***ACTION BY: (Launstein) lay over. (Vote 6-0)***

***AYES: Weishan, Launstein, Mayo, Lutzka, Schmitt, Jasenski  
(Chairperson) – 6***

***NOES: None***

***EXCUSED: White – 1***

#### ECONOMIC DEVELOPMENT

2. 01-722 From the YWCA of Greater Milwaukee, requesting a grant of \$40,000 from the Economic Development Fund to be used for exterior improvements of the James Anderson Senior Building. **(referred to staff 12/10/01) (REPORT FROM DIRECTOR OF ECONOMIC DEVELOPMENT RECOMMENDING A GRANT OF \$15,000)**

APPEARANCES BY: David Zepecki, Director of Economic Development  
Marie Crockett, YWCA

**SCHEDULED ITEMS:**

***ACTION BY: (Mayo) recommend approval of staff recommendation.***

***(Vote 6-0)***

***AYES: Weishan, Launstein, Mayo, Lutzka, Schmitt, Jasenski***

***(Chairperson) – 6***

***NOES: None***

***EXCUSED: White – 1***

3. 01-723 From South Eastern Chamber United in Business (SECUB), requesting a grant of \$10,000 from the Economic Development Fund for a Career Expo and Commercial District Improvement Project. **(referred to staff 12/10/01) (REPORT FROM DIRECTOR OF ECONOMIC DEVELOPMENT RECOMMENDING A GRANT OF \$5,000 FOR A CAREER EXPO AND \$2,000 FOR SIGNAGE)**

APPEARANCES BY: David Zepecki, Director of Economic Development  
Jenny Polachowski, SECUB

***ACTION BY: (Launstein) recommend approval of staff recommendation.***

***(Vote 6-0)***

***AYES: Weishan, Launstein, Mayo, Lutzka, Schmitt, Jasenski***

***(Chairperson) – 6***

***NOES: None***

***EXCUSED: White – 1***

4. 02-13 From the Director of Economic Development, reporting on the status of:  
A. The Economic Development Fund  
B. The Brownfield Capital Account

APPEARANCE BY: David Zepecki, Director of Economic Development

***The Committee took no action regarding these informational reports.***

5. 02-77 Resolution by Supervisors Arciszewski, Ordinans, Borkowski and Diliberti, authorizing a grant of \$5,000 from the Economic Development Reserve fund to assist with a retail market analysis and strategic action improvement plan for the Southridge Mall and adjoining South 76<sup>th</sup> Street Commercial district.

APPEARANCES BY: David Zepecki, Director of Economic Development  
Supervisor Kathy Arciszewski, 23<sup>rd</sup> District  
Tim Seider, Mayor, City of Greenfield  
Joe Murray, Village of Greendale  
Supervisor Karen Ordinans, County Board Chairman

## SCHEDULED ITEMS:

***ACTION BY: (Weishan) amend the resolution by increasing the amount from \$5,000 to \$10,000. (Vote 6-0)***

***AYES: Weishan, Launstein, Mayo, Lutzka, Schmitt, Jasenski (Chairperson) – 6***

***NOES: None***

***EXCUSED: White – 1***

***ACTION BY: (Weishan) recommend approval of the resolution as amended. (Vote 5-1)***

***AYES: Weishan, Launstein, Lutzka, Schmitt, Jasenski (Chairperson) – 5***

***NOES: Mayo – 1***

***EXCUSED: White – 1***

Supervisor Launstein asked that staff be directed to get an application form filled out before Board day.

## CLOSED SESSION

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the aforesaid matter(s).

6. 01-321 From the Director of Economic Development, recommending a lease  
(a)(b) Agreement with Wisconsin Lutheran College for a complex of Athletic Fields in the northeast quadrant of the County Grounds.

The Committee did not convene in closed session.

***ACTION BY: (Launstein) recommend approval of the lease with Wisconsin Lutheran College (WLC), contingent upon the requirement that we direct Corporation Counsel to negotiate language with WLC to provide language to address the fill issue for soils that may be coming from MMSD property and to provide language prior to the County Board meeting on the County's interest in expiration of the lease and, further, that execution of the lease agreement only be done after approval of zoning and other permit requirements from the City of Wauwatosa.***

## SCHEDULED ITEMS:

### AMENDMENT 1 – by Supervisor Schmitt, et al

DELETE Section 27, Right of First Refusal and Opportunity, on pages 19 and 20 of the lease.

***ACTION BY: (Schmitt) recommend approval of Amendment 1.  
(Vote 2-4)***

***AYES: Jasenski, Schmitt – 2***

***NOES: Launstein, Mayo, Lutzka, Weishan (Acting Chairperson) – 4***

***EXCUSED: White – 1***

***The amendment failed of adoption.***

### AMENDMENT 2 – by Director of Economic Development

Change to read:

#### 15. Site Ingress and Egress

As of the execution date of this Lease Agreement, Lessor and Lessee have agreed upon access to and ingress upon the location of ingress and egress to and from the Property and the roadway system on the County Grounds. Lessor, to the extent it is empowered, guarantees Lessee such ingress and egress at such location. Any changes in the location of ingress and egress by Lessee from what was agreed upon as of the execution date of the lease will be at Lessee's cost and will require approval of Lessor's Director of DPW in writing, which approval shall not be unreasonably withheld. Any changes in the location of ingress and egress by Lessor from what was agreed upon as of the execution date of the Lease will be at Lessor's cost and will require approval of Lessee in writing, which approval shall not be unreasonably withheld.

Change Section 1, second paragraph, to read as follows:

Lessor hereby agrees that Lessor, at Lessor's sole cost and expense, shall grant to Lessee a non-exclusive roadway use easement for a term coterminous with the lease agreement, over the private road owned by Lessor currently located on Lessor's adjacent property, as described on Exhibit A-1 attached hereto and as depicted on the Site Plan, to provide ingress to and access from the property from public roads or streets on the Grounds. In the event that Lessor desires to relocate or remove the existing private road, Lessor agrees to construct, install, operate and

## **SCHEDULED ITEMS:**

maintain a replacement private road, at Lessor's sole cost and expense or cause the construction, installation, operation, and maintenance of a replacement private road, and to grant to Lessee a non-exclusive roadway use easement, for a term coterminous with the lease agreement, over the replacement private road for ingress to and access from the Property. Any roadway use easements referred to herein shall be granted in a property recordable written instrument and shall be recorded in the Register of Deeds Office for Milwaukee County.

***ACTION BY: (Schmitt) recommend approval of Amendment 2.***

***(Vote 6-0)***

***AYES: Jasenski, Launstein, Mayo, Lutzka, Schmitt, Weishan (Acting Chairperson) – 6***

***NOES: None***

***EXCUSED: White – 1***

### **AMENDMENT 3 – by Supervisor Schmitt, et al**

AMEND Section 1, Premises/Facilities/Construction, on page 1 as follows:

"Lessor does hereby lease, let and demise unto Lessee, and Lessee does hereby lease from Lessor, a parcel of land located at Wauwatosa, Wisconsin, consisting of approximately 30 acres (hereinafter the "Premises"), as described in Exhibit A attached hereto and made a part of this agreement and as more particularly shown on the site plan attached hereto as Exhibit B and made a part of this agreement (the "Site Plan"). If all or part of Parcel B, which is 3.7 acres, is used for athletic uses during the lease, lessee agrees to pay rent for the acres used at the same rental charge per acre as paid for Parcel D. The Premises comprises part of a larger parcel of land owned by Lessor, as described in Exhibit C attached hereto, and hereinafter referred to as the "County Grounds."

***ACTION BY: (Schmitt) recommend approval of Amendment 3.***

***(Vote 3-3)***

***AYES: Jasenski, Mayo, Schmitt – 3***

***NOES: Launstein, Lutzka, Weishan (Acting Chairperson) – 3***

***EXCUSED: White – 1***

***The amendment failed of adoption.***

### **AMENDMENT 4 – by Director of Economic Development**

***ACTION BY: (Jasenski) recommend approval of Amendment 4.***

***(Vote 5-1)***

## SCHEDULED ITEMS:

**AYES:** *Jasenski, Launstein, Lutzka, Schmitt, Weishan (Acting Chairperson) – 5*

**NOES:** *Mayo – 1*

**EXCUSED:** *White – 1*

### AMENDMENT 5 – by Supervisor Schmitt, et al

AMEND Section 6(b), Shared Use; Assignment and Subletting, on pages 4 and 5 as follows:

“Lessor acknowledges and agrees that Lessee shall have sole and exclusive use of the Property throughout the term of this Lease and that the use of the Property is dependent upon the needs and desires of the Lessee and such third parties to whom Lessee has granted the right to use the Property pursuant to Paragraph 6(a) above. In conjunction with Lessee’s rights under Paragraph 6(a), during those periods in which Lessee is not using the Property, or portions thereof, or has not granted such rights to others. Lessee agrees to consider requests to use the Property, or portions thereof, by third party users (including those referred to Lessee by or through Lessor or the City of Wauwatosa. Lessee shall use best efforts to honor such requests and enter into short-term rentals with or grant permits to such third party users. In the event that Lessee is able to accommodate such requests, Lessee shall enter into short term rental agreements with or grant permits to such third party users. Lessee shall be entitled to charge a reasonable fee commensurate with such fees generally charged in the area and establish such other terms and conditions of any third party use as Lessee, in its sole discretion, may determine. In any event, not less than 25% of the available playing time for all athletic fields, when the weather permits, shall be available for rental to community organizations other than lessee.”

**ACTION BY:** *(Launstein) remove the underlined last sentence and ADD:*

*The Wisconsin Lutheran College (WLC) will report back annually to the Director of Parks, Recreation and Culture, on the community use of the facility.*

**ACTION BY:** *(Mayo) recommend approval of Amendment 5, as amended. (Vote 6-0)*

**AYES:** *Jasenski, Launstein, Mayo, Lutzka, Schmitt, Weishan (Acting Chairperson) – 6*

**NOES:** *None*

**SCHEDULED ITEMS:**

***EXCUSED: White – 1***

***ACTION BY: (Launstein) ADD AMENDMENT 6 TO PAGE 2(A) OF THE AGREEMENT AS FOLLOWS: “In First paragraph—strike six (6) months; replace with twelve (12) months.” (Vote 6-0)***

***AYES: Jasenski, Launstein, Mayo, Lutzka, Schmitt, Weishan (Acting Chairperson) – 6***

***NOES: None***

***EXCUSED: White – 1***

***ACTION BY: (Launstein) recommend approval of the WLC lease as amended.***

***Supervisor Launstein amended the contingency approval language, that the approval is contingent upon directing Corporation Counsel to negotiate with WLC to provide language to address the issue of fill and also to protect the County’s interest in the expiration of the lease with a date or time certain and, further, language to clarify when the execution of the lease would begin.***

**Vote on approval as amended (3-3)**

***AYES: Launstein, Mayo, Weishan (Acting Chairperson) – 3***

***NOES: Jasenski, Lutzka, Schmitt – 3***

***EXCUSED: White – 1***

***This item will go to the Board with no recommendation by reason of a tie vote in Committee on a motion to approve the WLC lease as amended.***

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STAFF PRESENT: David Zepecki, Director of Economic Development  
Craig Dillmann, Real Estate Services Manager  
Nancy Olson, Director of Housing and Community Development  
Alan Rank, Housing and Development Program Coordinator  
William Hatcher, Associate Director of Economic Development  
Maureen Murphy, County Executive’s Office  
Glenn Bultman, County Board Legislative Research Analyst

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## SCHEDULED ITEMS:

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This meeting was recorded on tape, which is available for audit upon prior request to the Committee Clerk. Committee "green files" contain copies of resolutions, reports and correspondence, etc., which may be reviewed upon request to the Committee Clerk. The official copy of these minutes is available in the Committee Clerk's office.

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Adjourned,

*Sharon S. Dehli*

Sharon S. Dehli, Committee Clerk  
Committee on Economic and Community Development

*ADA accommodation requests should be filed with the Milwaukee County Executive Office for Persons with Disabilities 278-3932 (voice) or 278-3937 (TTD) upon receipt of this notice.*



Chairperson: Supervisor David D. Jasenski  
Clerk: Lauri Henning, 278-4227  
Research Analyst: Glenn E. Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, February 11, 2002 - 9:00 A.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

CASSETTE #14

Side A, #401-END; Side B, #1-#252

PRESENT: Supervisors Weishan, Mayo, White (not present at roll call, but arrived shortly thereafter) , Lutzka, Schmitt & Jasenski (Chair)

EXCUSED: Supervisor Launstein

### SCHEDULED ITEMS:

#### HOUSING AND COMMUNITY DEVELOPMENT

1. 02-100 From Director, Department of Administration, requesting that Northcott Neighborhood House, Inc. be permitted to use its \$20,000 of 2002 Community Development Block Grant funds granted to pay a portion of the cost to install a new standard regulation gymnasium floor to install an air-conditioning system for the gym instead.

A-405 **APPEARANCES:**  
Nancy Olson, Director of Housing and Community Development  
Supervisor Willie Johnson, Jr., 13<sup>th</sup> District

Ms. Olson reviewed the subject request and Supervisor Johnson appeared in support of the request.

**ACTION BY: (Mayo) approve. 6-0**

**AYES:** Weishan, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 6

**NOES:** 0

**EXCUSED:** Launstein

2. 02-101 From Director, Department of Administration, requesting approval to transfer title of the property owned by Doris Garner, located at 5308 West Rawson Avenue, on which there is a Home Repair lien, to her children, subject to reservation of a life estate.

## SCHEDULED ITEMS (CONTINUED):

A-410

**APPEARANCE:**

Nancy Olson, Director of Housing and Community Development

Ms. Olson reviewed the subject request.

**ACTION BY: (Mayo) approve. 6-0**

**AYES:** Weishan, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 6

**NOES:** 0

**EXCUSED:** Launstein

3. 02-102

From Director, Department of Administration, requesting authorization to enter into a development agreement with the Southeast Affordable Housing Corporation (SAHC) for acquisition and rehabilitation of an affordable housing development at 2702 5<sup>th</sup> Avenue in South Milwaukee, under which the County will provide a \$400,000, 0% interest loan, with payment deferred for 10 years, and commencing then with an annual payment of at least 5% of the loan amount.

A-418

**APPEARANCES:**

Nancy Olson, Director of Housing and Community Development

Michael Breaver, Executive Director, SAHC

Supervisor Linda Ryan, 24<sup>th</sup> District

Ms. Olson reviewed the subject request.

Questions and comments ensued.

Supervisor Ryan appeared in support of the request and noted that the Mayor of the City of South Milwaukee also supports the request.

Mr. Breaver corrected a factual misrepresentation in SAHC's Letter of Intent to the County, which indicated that SAHC had already received and secured a first mortgage on the property from PyraMax Bank. He indicated that the mortgage has not, in fact, been secured by the bank yet, but it will be. He noted that PyraMax Bank has already done three projects with SAHC and he doesn't anticipate a problem. The Letter of Intent should have indicated that the package was being prepared for presentation to the bank, not that a mortgage had already been secured. Mr. Breaver apologized for the misimpression that was created.

Supervisor Ryan shared that she had an opportunity to speak with Mr. Larsen at PyraMax Bank who indicated that PyraMax Bank would have no problem in securing a mortgage for the proposed project. In fact, PyraMax Bank is looking forward to working with SAHC on this project.

**SCHEDULED ITEMS (CONTINUED):**

***ACTION BY: (Schmitt) approve. 6-0***

***AYES:*** Weishan, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 6

***NOES:*** 0

***EXCUSED:*** Launstein

4. 02-103 From Director, Department of Administration, requesting authorization to apply for and accept grant funds in the amount of \$58,630 from the State of Wisconsin's Housing Cost Reduction Initiative (HCRI) program to supplement the U.S. Department of Housing and Urban Development (HUD) Regional Opportunity Counseling (ROC) grant.

A-465 ***APPEARANCE:***

Nancy Olson, Director of Housing and Community Development

Ms. Olson reviewed the subject request.

***ACTION BY: (Mayo) approve.***

Supervisor Lutzka asked how eligibility is determined and if there is a map available showing the different areas. Ms. Olson replied that census data is used to determine what is considered a high poverty area or a low poverty area. She advised that the YWCA is working with the Division, under contract with the County to run the ROC program, and they have a large map that identifies the areas. Supervisor Mayo asked that a copy of the map be provided to Committee members.

**Vote on approval: 6-0**

***AYES:*** Weishan, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 6

***NOES:*** 0

***EXCUSED:*** Launstein

5. 02-104 From Director, Department of Administration, requesting authorization to apply for and accept grant funds in the amount of \$100,000 from the State of Wisconsin's Housing Cost Reduction Initiative (HCRI) program to supplement the County's First-Time Homebuyer's Program.

A-480 ***APPEARANCE:***

Nancy Olson, Director of Housing and Community Development

Ms. Olson reviewed the subject request.

***ACTION BY: (White) approve.***

## SCHEDULED ITEMS (CONTINUED):

Questions ensued.

### Vote on approval: 6-0

**AYES:** Weishan, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 6

**NOES:** 0

**EXCUSED:** Launstein

6. 02ECD2 From Director, Department of Administration, reporting on 2001 Community Development Program fund extension requests. **(INFORMATIONAL) (NO ACTION NECESSARY)**

A-495 **APPEARANCE:**  
Nancy Olson, Director of Housing and Community Development

*The Committee took no action on this informational report.*

### **ECONOMIC DEVELOPMENT**

7. 02-105 From Director, Department of Administration, and Director, Economic Development Division, recommending award of a grant in the amount of \$60,000 to Product Service and Manufacturing Corporation from the Brownfields Redevelopment Capital Account to be used for costs associated with remediation and rehabilitation of the former Lawran Foundry presently located at 4700 West Electric Avenue in the Village of West Milwaukee.

A-500 **APPEARANCES:**  
Dave Zepecki, Director of Economic Development  
Michael Westover, Vice President, Product Service and Manufacturing Corporation

Mr. Zepecki reviewed the subject request and Mr. Westover commented on the request.

**ACTION BY: (Weishan) approve.**

Questions ensued.

Mr. Zepecki corrected two points in his report. The last sentence of the first paragraph on page 2 should have indicated at the time the company completed its purchase of the property last month that the existing tax delinquency was not yet paid in full. He indicated that a condition of the grant agreement would be that

## SCHEDULED ITEMS (CONTINUED):

Product Service and Manufacturing Corporation clears up the outstanding tax delinquency before receiving any County grant funds. In addition, the last sentence of the final paragraph on page 2 should have indicated that Product Service and Manufacturing Corporation has obtained a commitment from the Village of West Milwaukee for funding in the amount of **\$35,000** (not \$85,000).

### Vote on approval: 6-0

**AYES:** Weishan, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 6

**NOES:** 0

**EXCUSED:** Launstein

8. 02-106 From Executive Director, Westown Association, B.I.D. #5, submitting a grant application for Economic Development funds in the amount of \$5,000 to assist in the hiring of a consultant to complete illustrations and restructure draft guidelines for downtown properties west of the Milwaukee River. **(Recommended Action: Refer to Economic Development Division)**

A-550

#### **APPEARANCES:**

Dave Zepecki, Director of Economic Development

Stephanie Otto, Executive Director, Westown Association

***ACTION BY: (White) refer to the Economic Development Division for review and recommendation.***

Mr. Zepecki briefly summarized the grant request, after which Ms. Otto provided a more detailed explanation of Westown's request.

Questions and comments ensued.

### Vote on referral: 6-0

**AYES:** Weishan, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 6

**NOES:** 0

**EXCUSED:** Launstein

9. 02-99 From President, Wisconsin Women's Business Initiative Corporation (WWBIC), submitting a grant application for Economic Development funds in the amount of \$25,000 to support its business education initiatives, including economic literacy education. **(Recommended Action: Refer to Economic Development Division)**

A-570

#### **APPEARANCES:**

Wendy K. Werkmeister, President, WWBIC

Kim Stein, WWBIC

## SCHEDULED ITEMS (CONTINUED):

Supervisor Willie Johnson, Jr., 13<sup>th</sup> District  
Mr. Zepecki briefly summarized the grant request.

Ms. Werkmeister thanked County staff and Board members for their understanding, support and interest over the years in WWBIC's efforts in the area of economic development. She provided Committee members with a copy of a recent *Journal-Sentinel* article entitled, "Black Women Learning Smart Financial Choices." She briefly shared some of the comments from the article because she felt they speak to the point of what WWBIC's proposal is all about. In addition, she provided Committee members with WWBIC's *Class Schedule for January – June 2002* and its *Business Resource Directory for 2001 - 2002*. Copies of these items are contained in the subject file.

Questions and comments ensued.

***ACTION BY: (Schmitt) refer to the Economic Development Division for review and recommendation.***

Supervisor Johnson appeared in support of WWBIC's grant request.

### **Vote on referral: 6-0**

**AYES:** Weishan, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 6

**NOES:** 0

**EXCUSED:** Launstein

10. 02-13 From Director, Economic Development Division, submitting the following monthly reports:
- A. Economic Development Reserve Fund Balance and Approved Projects.
  - B. Brownfields Redevelopment Capital Account Fund Balance and Approved Projects.

**(INFORMATIONAL) (NO ACTION NECESSARY)**

B-59

### **APPEARANCE:**

Dave Zepecki, Director of Economic Development

Mr. Zepecki pointed out that Economic Development funds are perhaps in some jeopardy due to the State's proposed cuts in funding to Milwaukee County. We will have to see how that plays out. He noted that the Brownfields funds are capital dollars and are already in the budget. He doesn't see any more money being added to this account in the near term. Mr. Zepecki stated that his Division would manage the existing dollars effectively and get as much value out of them as possible.

## SCHEDULED ITEMS (CONTINUED):

*The Committee took no action on this informational report.*

### **REAL ESTATE**

11. 02-14  
(a)(a) From Director, Department of Administration, recommending acceptance of an offer to purchase on County-owned Tax Deed land located at 1300 North 67<sup>th</sup> Street in the City of Wauwatosa from Urbanscape, LCC in the amount of \$40,250.

B-75 **APPEARANCES:**  
Craig Dillman, Manager, Real Estate Services  
Dorothy K. Dean, County Treasurer  
Dave Zepecki, Director of Economic Development

***ACTION BY: (Lutzka) approve.***

Questions and comments ensued.

Ms. Dean explained how tax delinquent properties are handled. She noted that in the last 18 months to two years she has filed foreclosure on about 425 properties of which Milwaukee County has only taken title to about 25-30. Mr. Bultman pointed out a separate procedure is used for contaminated properties. Ms. Dean also noted that State Statutes allow the County to enter into an Intergovernmental Agreement that allows the County to foreclose on a property and immediately transfer ownership of that property to a third party without incurring any liability for environmental clean-up of the property.

**Vote on approval: 6-0**

**AYES:** Weishan, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 6

**NOES:** 0

**EXCUSED:** Launstein

12. 01-14  
(a)(b) From Director, Department of Administration, reporting on the status of an option to purchase granted to Carstensen Construction and Development Companies, Inc. for the purpose and development of a vacant 21.7-acre parcel of County-owned land located north of West Puetz Road between South 68<sup>th</sup> and South 76<sup>th</sup> Streets in the City of Franklin. **(INFORMATIONAL) (NO ACTION NECESSARY)**

B-180 **APPEARANCES:**  
Craig Dillman, Manager, Real Estate Services  
Supervisor Kathleen Arciszewski, 23<sup>rd</sup> District

Mr. Dillman reviewed the subject report. He indicated that on January 16, 2001, staff met with Mr. Mark Carstensen, President of Carstensen Construction and

## SCHEDULED ITEMS (CONTINUED):

Development Companies, who advised that he could not exercise the option, close the purchase and develop the property as proposed due to the general downturn in the economy. Mr. Carstensen advised that it is still his intention to purchase the property for \$955,000, but he does not believe the 35 two-family (70 units) condominium development he previously proposed is financially feasible considering current market conditions and consumer confidence levels. Mr. Carstensen will be providing staff with a revised condominium development plan that he would like to present to the Economic and Community Development Committee and the County Board in the March 2002 cycle. Staff will administratively furnish an interim extension to the option to purchase until March 31, 2002.

Supervisor Arciszewski expressed support for continued consideration of this development by Carstensen Construction and Development Companies. She noted that this development borders her district but it is within the boundaries of the 19<sup>th</sup> District (Supervisor Launstein).

***The Committee took no action on this informational report.***

13. 02-13 From Director, Department of Administration, reporting on the status of 2002 excess property sales. **(INFORMATIONAL) (NO ACTION NECESSARY)**

B-216 **APPEARANCE:**  
Craig Dillman, Manager, Real Estate Services

***The Committee took no action on this informational report.***

14. 02ECD3 From Director, Department of Administration, reporting on 2001 Real Estate Sales Activity. **(INFORMATIONAL) (NO ACTION NECESSARY)**

B-227 **APPEARANCES:**  
Craig Dillman, Manager, Real Estate Services  
Dave Zepecki, Director of Economic Development

Mr. Zepecki pointed out that although there is, in effect, a deficit in this revenue account, the Division's budget for the year was basically on target.

***The Committee took no action on this informational report.***



**SCHEDULED ITEMS (CONTINUED):**

**DEADLINE**

*The deadline for items for the next regular meeting (March 11, 2002) is Thursday, February 28, 2002.*

***All items for the agenda must be in the Committee Clerk's possession by 12:00 Noon on THURSDAY, FEBRUARY 28, 2002.***

*ADA accommodation requests should be filed with the Milwaukee County Executive Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.*

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**STAFF PRESENT:**

Nancy Olson, Director of Housing and Community Development  
Alan P. Rank, Housing and Development Program Coordinator  
Gary Bottoni, Housing and Development Program Coordinator  
David R. Zepecki, Director of Economic Development  
Leonard Jackson, Economic Development Coordinator  
Craig Dillman, Real Estate Services Manager  
Maureen Murphy, County Executive's Office  
Glenn E. Bultman, County Board Research Analyst

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This meeting was recorded on tape. Committee files contain copies of communications, reports, resolutions and/or ordinances, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:10 a.m. to 10:15 a.m.

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Adjourned,

*Lauri Henning*

Lauri Henning, Chief Committee Clerk  
Committee on Economic and Community Development

Chairperson: Supervisor David D. Jasenski  
Clerk: Lauri Henning, 278-4227  
Research Analyst: Glenn E. Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, March 11, 2002 - 9:00 A.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

CASSETTE #14 - Side B, #253-END  
CASSETTE #15 - Side A, #1-#268

PRESENT: Supervisors Weishan, Launstein, Mayo, White\*, Lutzka, Schmitt and Jasenski (Chair)

\*Supervisor White was not present at the time of the roll call, but arrived shortly thereafter.

### SCHEDULED ITEMS:

#### GENERAL

1. 02ECD4 Request by Earl Winkelman, Service Corps of Retired Executives (SCORE), to address the Committee on Economic and Community Development.

14-B-265 **APPEARANCE:**  
Earl Winkelman, Chairman, SCORE

Mr. Winkelman briefly stated his personal background and indicated he became involved with SCORE after he retired. He explained that SCORE has been around for over 35 years and has 12,000-13,000 members nationally. It is organized into 1,200-1,300 Chapters. The Southeastern Wisconsin Chapter has 50 members, comprised of individuals who have operated their own small business or operated a major division of a large corporation. SCORE provides free, experienced and confidential counseling and other information to people trying to start up a small business. It is primarily a source of information. Mr. Winkelman suggested that SCORE's services could be valuable in helping people that apply to the County for funds.

Mr. Winkelman provided Committee members with the following information, copies of which are attached to the original of these minutes:

- Brochure explaining SCORE
- Listing of office locations in Southeastern Wisconsin
- Listing of Loan Seminars (see more detail below)

## SCHEDULED ITEMS (CONTINUED):

- Brochure regarding Small Business Workshop (see more detail below)
- Short-form explanation of SCORE
- *Wisconsin Small Business Resource Guide*

Mr. Winkelman indicated that SCORE dispenses information three ways – not listed in order of importance:

1. Free Counseling, one on one, as much or as long as needed.
2. Free loan seminars that are conducted 24 times a year – the second and fourth Wednesdays of every month.
3. Small Business Workshop at a nominal fee of \$40, which includes 12 hours of instruction on four consecutive Thursday nights or four consecutive Saturday mornings, mostly at MATC locations throughout the Milwaukee area. These workshops are conducted nine times a year and attendance is currently averaging approximately 40-50 at each workshop.

Mr. Winkelman concluded by saying that SCORE serviced about 1,800 counseling sessions last year and had nearly 400 people going through its Small Business Workshop. He left additional copies of the materials he provided for the County's use.

## **ECONOMIC DEVELOPMENT**

2. 02-151 From Director, Economic Development Division, forwarding an application from Kids World Child Care Centers, Inc. requesting Economic Development grant funding in the amount of \$40,000 for development of a playground area for the child care center. **(Recommended Action: Refer to Economic Development Division for review and recommendation)**

### **14-B-359 APPEARANCES:**

Dave Zepecki, Director of Economic Development  
Lauro Guzman, President, Kids World Child Care Centers  
Jerry Slater, Play Works  
Liz Weber, Wisconsin Child Care Improvement Project

Mr. Guzman explained the subject request. He provided Committee members with additional information, a copy of which is contained in the subject file. Mr. Slater proceeded to explain how the play area would be designed and provided Committee members with a rendering of the proposed play area, a copy of which is also contained in the subject file.

***ACTION BY: (Weishan) refer to the Economic Development Division for review and recommendation.***

## SCHEDULED ITEMS (CONTINUED):

Supervisor Launstein indicated she did not object to referral to the Economic Development Division, however, she noted that she would like to have some discussion on potential 2002 budget reductions that have been proposed by the Chairman of the Finance and Audit Committee, specifically the recommendation that the Economic Development Fund be frozen.

Comments ensued.

Mr. Zepecki indicated that if it were not possible for Milwaukee County to provide grant funding, the Division would assist Mr. Guzman in trying to find other funding sources.

### Vote on referral: 7-0

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7  
**NOES:** 0

3. 02-99 From President, Wisconsin Women's Business Initiative Corporation (WWBIC), submitting a grant application for Economic Development funds in the amount of \$25,000 to support its business education initiatives, including economic literacy education. **(2/11/02: Referred to Economic Development Division for review and recommendation) [RECOMMENDATION: AWARD A GRANT OF \$15,000]**
  4. 02-106 From Executive Director, Westown Association, B.I.D. #5, submitting a grant application for Economic Development funds in the amount of \$5,000 to assist in the hiring of a consultant to complete illustrations and restructure draft guidelines for downtown properties west of the Milwaukee River. **(2/11/02: Referred to Economic Development Division for review and recommendation) [RECOMMENDATION: AWARD A GRANT OF \$5,000]**
- 14-B-451 **ITEMS 3 AND 4 WERE CONSIDERED TOGETHER.**

### **APPEARANCES:**

Dave Zepecki, Director of Economic Development  
Supervisor Willie Johnson, Jr., 13<sup>th</sup> District  
Wendy K. Werkmeister, President, WWBIC  
Stephanie Otto, Executive Director, Westown Association  
Supervisor Sheila Aldrich, 4<sup>th</sup> District

***ACTION BY: (Mayo) approve the Economic Development Division's recommendations regarding grant awards for Items 3 and 4.***

***ACTION BY: (Launstein) lay over.***

## SCHEDULED ITEMS (CONTINUED):

Comments ensued.

Supervisor Johnson appeared in support of the two projects, particularly WWBIC's request. Supervisor Aldrich appeared in support of the two projects, particularly Westown Association's request.

### Vote on lay over: 1-6 (FAILED)

**AYES:** Launstein – 1

**NOES:** Weishan, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) - 6

### Vote on approval of Economic Development Division's recommendations on Items 3 and 4: 6-1

**AYES:** Weishan, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 6

**NOES:** Launstein – 1

5. 02-13 From Director, Economic Development Division, submitting the following monthly reports:
- A. Economic Development Reserve Fund Balance and Approved Projects.
  - B. Brownfields Redevelopment Capital Account Fund Balance and Approved Projects.
- (INFORMATIONAL) (NO ACTION NECESSARY)**

14-B-534 ***No action was taken on these informational reports.***

## **REAL ESTATE**

6. 00-643 Report, referred back 11/2/00, recommending adoption of a resolution authorizing the County Executive and County Clerk to convey .37 acres of County-owned land to the City of Oak Creek by Warranty Deed for a price of \$5,200 under certain conditions and providing that this conveyance shall be contingent upon the City of Oak Creek exempting Milwaukee County from any and all fees and/or charges related to storm water management under any ordinance currently in force or adopted in the future. **(Also referred back to Transportation, Public Works and Transit Committee) (REPORT FROM DOA)**
- 14-B-539 ***ACTION BY: (Launstein) approve the recommendation contained in the report from the Director, Department of Administration, dated February 25, 2002, recommending conveyance of the 0.37 acres of County-owned land to the City of Oak Creek for \$5,800 with the condition that the city vacates and/or extinguishes the existing easement rights on the land. Although the subject land is being sold for right of way purposes, the deed to the city may include the restrictions and conditions used when airport land is sold for development***

**SCHEDULED ITEMS (CONTINUED):**

***should the Airport Director deem it necessary after consultation with the FAA. [This action concurs in the recommendation of the Transportation, Public Works and Transit Committee of March 6, 2002.] 6-0***

**AYES:** Weishan, Launstein, Mayo, White, Schmitt & Jasenski (Chair) – 6

**NOES:** 0

**EXCUSED:** Lutzka

7. 01-14 From Acting Director, Department of Administration, recommending acceptance  
(a)(f) of a revised development proposal by Carstensen Construction and Development Companies, Inc., for the purchase and development of a vacant 21.7 acre parcel of County-owned land located north of West Puetz Road, between South 68<sup>th</sup> Street and South 76<sup>th</sup> Street in the City of Franklin.

14-B-545 **APPEARANCES:**

Dave Zepecki, Director of Economic Development

Mark Carstensen, Carstensen Construction and Development Companies

David Koscielniak, TDI Associates

Matt Kiefert, McClure Engineering Associates

Mr. Zepecki indicated staff recommends approval of the revised Avian at Tuckaway condominium proposal as outlined in the staff report, dated March 4, 2002, and requests authorization for the Acting Director, Department of Administration, to execute an amendment to the existing option incorporating the revisions to the development plan and extending the date to exercise the option until July 1, 2002, with all other terms remaining the same. He pointed out the sale price remains at \$955,000; however, the tax value actually increases from \$27,300,000 to \$29,640,000.

Mr. Carstensen reviewed the revised proposal and the various steps necessary for the development to proceed.

Discussion ensued.

***ACTION BY: (Launstein) amend the staff recommendation by adding the following language at the end of the proposed resolution: “, including the necessary permits and approvals from the City of Franklin after public meetings.” 5-2***

**AYES:** Launstein, Mayo, Lutzka, Schmitt & Jasenski (Chair) – 5

**NOES:** Weishan & White – 2

Further comments followed.

**SCHEDULED ITEMS (CONTINUED):**

***ACTION BY: (Launstein) approve as amended. 7-0***

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7

**NOES:** 0

8. 02-14 (a)(b) From Acting Director, Department of Administration, recommending acceptance of an offer to purchase on an excess County-owned single family residence located at 2109 South 93<sup>rd</sup> Street in the City of West Allis from Metro Investments in the amount of \$65,200 provided they waive, within 24 hours of acceptance, the requirement that Milwaukee County pay two percent of the mortgage fee.

- 15-A-215 It was noted that an addendum report was submitted by the Acting Director, Department of Administration, as five additional offers to purchase were submitted subsequent to the submission of the subject report, a copy of which is contained in the subject file. The additional offers do not affect the original recommendation as set forth above.

***ACTION BY: (Mayo) approve staff's recommendation to accept the offer to purchase from Metro Investments in the amount of \$65,200 provided that within 24 hours after acceptance of the offer Metro waives the requirement that Milwaukee County pay the two percent mortgage fee. In the event Metro does not waive the mortgage fee payment, then accept the offer from James Mielcarek in the amount of \$65,001. In the event Mr. Mielcarek does not fulfill the requirements of his offer, then accept the offer from Jamstep Properties in the amount of \$65,000. 7-0***

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7

**NOES:** 0

9. 02-14 (a)(c) From Acting Director, Department of Administration, recommending acceptance of an offer to purchase on an excess County-owned single family residential lot located in the 4200 block of South 35<sup>th</sup> Street in the City of Greenfield from Todd N. Murray in the amount of \$38,000 (appraised at \$36,000) with a reasonable financing contingency and requiring the seller (Milwaukee County) to provide a survey of the property.

10. 02-14 (a)(d) From Acting Director, Department of Administration, recommending acceptance of an offer to purchase on vacant County-owned tax deed land located in the 4200 block of South 36<sup>th</sup> Street in the City of Greenfield from Edith Ellis, an abutting owner, in the amount of \$12,000 (appraised at \$11,000) with no contingencies.

- 15-A-235 **ITEMS 9 AND 10 WERE CONSIDERED TOGETHER.**

## SCHEDULED ITEMS (CONTINUED):

It was noted that an addendum report was submitted by the Acting Director, Department of Administration, for Item 9, as an additional offer to purchase was submitted subsequent to the submission of the subject report, a copy of which is contained in the subject file. The Department is amending its previous recommendation and now recommends acceptance of the offer from Dennis and Jean Dick in the amount of \$41,900 with no contingencies. In the event Mr. and Mrs. Dick do not fulfill the requirements of their offer, staff recommends acceptance of the offer from Todd N. Murray.

***ACTION BY: (White) approve the amended staff recommendation to accept the offer from Dennis and Jean Dick as set forth above for the single family residential lot located in the 4200 block of South 35th Street in the City of Greenfield and, in the event Mr. and Mrs. Dick do not fulfill the requirements of their offer, then accept the offer from Todd N. Murray (Item 9) and approve staff's recommendation to accept the offer from Edith Ellis in the amount of \$12,000 for the vacant land located in the 4200 block of South 36th Street (Item 10).***

Supervisor Daniel Diliberti, 8<sup>th</sup> District, and Kim Bosmans, Mary Kliebenstein and Pamela Dague expressed support for Item 10:

**Vote on approval of the amended staff recommendation for Item 9 and the staff recommendation for Item 10 as set forth above: 7-0**

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7  
**NOES:** 0

11. 02-14 (a)(e) From Acting Director, Department of Administration, recommending acceptance of an offer to purchase on vacant County-owned tax deed land located to the rear of 3806 West Drexel Avenue in the City of Franklin from Ricky J. Kawczynski in the amount of \$10,000 (appraised at \$11,000) with no contingencies.

15-A-251 ***ACTION BY: (Launstein) approve the staff recommendation as set forth above. 7-0***

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7  
**NOES:** 0

12. 02-13 From Acting Director, Department of Administration, reporting on the status of 2002 excess property sales. **(INFORMATIONAL) (NO ACTION NECESSARY)**

15-A-254 Questions and comments ensued.

***No action was taken on this informational report.***



**SCHEDULED ITEMS (CONTINUED):**

**DEADLINE**

*The deadline for items for the next regular meeting (April 15, 2002) is Thursday, April 4, 2002.*

***All items for the agenda must be in the Committee Clerk's possession by 12:00 Noon on THURSDAY, APRIL 4, 2002.***

*ADA accommodation requests should be filed with the Milwaukee County Executive Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.*

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**STAFF PRESENT:**

David R. Zepecki, Director of Economic Development  
Leonard Jackson, Economic Development Coordinator  
Jerry Baker, Real Estate Services Section  
Glenn E. Bultman, County Board Research Analyst

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This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:05 a.m. to 10:35 a.m.

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Adjourned,

*Lauri Henning*

Lauri Henning, Chief Committee Clerk  
Committee on Economic and Community Development

Chairperson: Supervisor David D. Jasenski  
Clerk: Lauri Henning, 278-4227  
Research Analyst: Glenn E. Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, April 15, 2002 - 9:00 A.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

Cassette #15  
Side A, #269-#584

PRESENT: Supervisors Weishan, Launstein, Mayo, White\*, Lutzka, Schmitt & Jasenski (Chair)

\*Supervisor White was not present at the time of the roll call, but arrived shortly thereafter.

### SCHEDULED ITEMS:

#### ECONOMIC DEVELOPMENT

1. 02-13 From Director, Economic Development Division, submitting the following monthly reports:
  - A. Economic Development Reserve Fund Balance and Approved Projects.
  - B. Brownfields Redevelopment Capital Account Fund Balance and Approved Projects.**(INFORMATIONAL) (NO ACTION NECESSARY)**

#286 **APPEARANCES:**  
David R. Zepecki, Director of Economic Development

***The Committee took no action on these informational reports.***

#### REAL ESTATE

2. 02-214 From Acting Director, Department of Administration, recommending a disposition plan for County-owned properties obtained through Tax Deed foreclosure action by the County Treasurer.

#292 **APPEARANCES:**  
Craig Dillmann, Real Estate Services Manager

***ACTION BY: (Mayo) approve. 7-0***

***AYES:*** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7  
***NOES:*** 0

### SCHEDULED ITEMS (CONTINUED):

3. 02-14 From Acting Director, Department of Administration, regarding an offer to  
(a)(f) purchase on an excess County-owned residential lot located at 5416 North 12<sup>th</sup>  
Street in the City of Milwaukee.

#301 **APPEARANCES:**  
Craig Dillmann, Real Estate Services Manager

***ACTION BY: (White) approve. 7-0***

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7  
**NOES:** 0

4. 02-13 From Acting Director, Department of Administration, reporting on the status of  
2002 excess property sales. **(INFORMATIONAL) (NO ACTION NECESSARY)**

#306 **APPEARANCES:**  
Craig Dillmann, Real Estate Services Manager

***The Committee took no action on this informational report.***

### HOUSING AND COMMUNITY DEVELOPMENT

5. 02-215 From Director of Housing and Community Development, recommending  
approval of a request for subordination of a County Home Repair lien on the  
property at 6620 West Hillside Lane in the City of Wauwatosa.

#312 **APPEARANCES:**  
Nancy Olson, Director of Housing and Community Development

***ACTION BY: (Schmitt) approve. 7-0***

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7  
**NOES:** 0

6. 02-216 From Director of Housing and Community Development, recommending  
approval of a request for subordination of a County Home Repair lien on the  
property at 3558 East Cudahy Avenue in the City of Cudahy.

#278 **APPEARANCES:**  
Supervisor Linda Ryan, 24<sup>th</sup> District  
Nancy Olson, Director of Housing and Community Development

Supervisor Ryan appeared in support of the subject request.

**SCHEDULED ITEMS (CONTINUED):**

***ACTION BY: (Mayo) approve. 6-0***

***AYES:*** Weishan, Launstein, Mayo, Lutzka, Schmitt & Jasenski (Chair) – 6

***NOES:*** 0

***EXCUSED:*** White

**\*\* PUBLIC HEARING \*\***

7. 02-217 From Director of Housing and Community Development, recommending approval of a request by Lisbon Avenue Neighborhood Development (LAND) to change the scope of its approved 2001 Community Development Block Grant (CDBG) project, which would allow LAND to use \$15,000 in 2001 CDBG funding, as well as \$20,000 in 2002 CDBG funding, to renovate a former church into a community learning center.

#318 **Supervisor Jasenski opened the public hearing by reading a statement explaining that the purpose of the hearing was to obtain views of County citizens on the requested change in the use of Community Development funds. No one from the public appeared. Therefore, the public hearing was closed and the Committee proceeded to consider the item.**

***APPEARANCES:***

Nancy Olson, Director of Housing and Community Development

***ACTION BY: (Lutzka) approve. 7-0***

***AYES:*** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7

***NOES:*** 0

8. 02ECD5 (02-239) From County Board Research Analyst, recommending changes in County policies for public service projects for the Community Development Block Grant (CDBG) Program for program year 2003 and recommending that all the policies for the County part of the CDBG Program for program year 2004 be reviewed by the Committee on Economic and Community Development in December 2002.

#331 **Supervisor Jasenski opened the public hearing by reading a statement explaining that the purpose of the hearing was to obtain views of County citizens on proposed changes in County policies relating to the Community Development Block Grant Program. It was noted that someone had indicated they would be appearing on this item, but had not yet arrived. Therefore, the Committee proceeded to consider the item prior to closing the public hearing.**

## SCHEDULED ITEMS (CONTINUED):

### **APPEARANCES:**

Glenn Bultman, County Board Legislative Research Analyst

Nancy Olson, Director of Housing and Community Development

Mr. Bultman reviewed his report and suggested recommendations for which the Department expressed its support.

Discussion ensued, during which Committee members expressed support of the recommendation to raise the minimum grant amount for public service projects to \$25,000, however, concern was expressed by some Committee members regarding the recommendation that a minimum of \$65,000 be allocated to the Sports Authority.

***ACTION BY: (Mayo) recommend that the policies for public service projects be changed to raise the minimum grant amount to \$25,000 per project with a maximum of five projects.***

Further discussion ensued during which Committee members expressed support to recommend that a minimum grant amount of \$25,000 also apply to the other projects category. Thereafter, the following motion was made.

***ACTION BY: (Mayo) in addition to the prior motion, recommend that the policies for the other projects category be changed to require a minimum grant amount of \$25,000.***

Supervisor Launstein asked for a report from the Department and County Board staff on the following:

- If the County loses State Shared Revenue dollars, how can the CDBG Program be utilized to **assist** the needs of County departments?
- If there is no loss of State Shared Revenue dollars, how can the CDBG Program be utilized to **enhance** the needs of County departments?

Mr. Bultman pointed out that his report also included a recommendation that the Committee, at its December 2002 meeting, review all the policies for the County part of the CDBG Program. That report could include how to better utilize the program for County departments. Supervisor Launstein replied that she would like a report on the above as soon as possible and that a later report could still be done as well.

**Prior to taking action on this item, the Chairman once again asked if anyone from the public wanted to appear on this matter. No one appeared. Therefore, the public hearing was closed and the Committee proceeded to take the following actions.**

## SCHEDULED ITEMS (CONTINUED):

It was determined that the report requested by Supervisor Launstein would be handled as a Committee referral.

**Vote to recommend that the policies for public service projects be changed to raise the minimum grant amount to \$25,000 per project with a maximum of five projects: 7-0**

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7  
**NOES:** 0

**Vote to recommend that the policies for the other projects category be changed to require a minimum grant amount of \$25,000: 7-0**

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7  
**NOES:** 0

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9. 02-218 From Director of Housing and Community Development, requesting authorization to enter into cooperation agreements with various municipalities in the County as a prerequisite to participation in the Urban County Community Development Block Grant Program for the years 2003, 2004 and 2005.

#563 **APPEARANCES:**  
Nancy Olson, Director of Housing and Community Development

***ACTION BY: (White) approve. 7-0***

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7  
**NOES:** 0

10. 02ECD6 From Director of Housing and Community Development, submitting a proposed timetable for the 2003 Milwaukee County Community Development Block Grant Program Year. **(INFORMATIONAL) (NO ACTION NECESSARY)**

#579 **APPEARANCES:**  
Nancy Olson, Director of Housing and Community Development

***The Committee took no action on this informational report.***

**SCHEDULED ITEMS (CONTINUED):**

**DEADLINE**

*The deadline for items for the next regular meeting (May 13, 2002)  
is Thursday, May 2, 2002.*

***All items for the agenda must be in the Committee Clerk's  
possession by 12:00 Noon on  
THURSDAY, MAY 2, 2002.***

*ADA accommodation requests should be filed with the Milwaukee County Executive Office for Persons  
with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.*

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**STAFF PRESENT:**

David R. Zepecki, Director of Economic Development  
Craig Dillmann, Real Estate Services Manager  
Nancy Olson, Director of Housing and Community Development  
Alan P. Rank, Housing and Development Program Coordinator  
Gary Bottoni, Housing and Development Program Coordinator  
Don Lybeck, Community Development Specialist  
Glenn E. Bultman, County Board Legislative Research Analyst

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This meeting was recorded on tape. The foregoing items were not necessarily considered in agenda order. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:10 a.m. to 10:10 a.m.

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Adjourned,

*Lauri Henning*

Lauri Henning, Chief Committee Clerk  
Committee on Economic and Community Development

Chairperson: Supervisor David D. Jasenski  
Clerk: Lauri Henning, 278-4227  
Research Analyst: Glenn E. Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, May 13, 2002 - 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

### MINUTES

CASSETTE #15, Side B, #3-#415

PRESENT: Supervisors Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair)

### SCHEDULED ITEMS:

#### APPOINTMENT

1. 02-251 From the County Executive, appointing Father Robert Wild, President, Marquette University, to be the university affiliate on the Milwaukee County Research Park Corporation's Board of Directors for a term expiring April 21, 2005. Father Wild will replace Herman Viets, Ph.D, Milwaukee School of Engineering, whose term expired on September 30, 2001.

#13 **ACTION BY: (Mayo) approve. 7-0**

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7  
**NOES:** 0

#### REAL ESTATE

2. 02-14 From Director of Economic Development, recommending the sale of  
(a)(g) approximately 2.4 acres of vacant surplus Airport land comprising four parcels located at 6045, 6065, 6073 and 6093 South Sixth Street in the City of Milwaukee.

#20 **APPEARANCES:**  
Craig Dillmann, Real Estate Services Manager  
Greg Lindner, Lindner Logistics LLC

Questions and comments ensued.

**ACTION BY: (Launstein) recommend acceptance of the offer to purchase from Lindner Logistics and/or assigns in the amount of \$121,000 (appraised fair market value) for the four vacant parcels of land located at 6045, 6065, 6073**



**SCHEDULED ITEMS (CONTINUED):**

***and 6093 South Sixth Street in the City of Milwaukee, as recommended by the Economic Development Division. 7-0***

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7  
**NOES:** 0

3. 02-14 From Director of Economic Development, regarding an offer to purchase County-owned vacant land located to the north of 3530 South 35<sup>th</sup> Street in the City of Greenfield.  
(a)(h)

#160 **APPEARANCES:**  
Craig Dillmann, Real Estate Services Manager

It was noted that the subject County-owned vacant land is located to the north of **3530 West Layton Avenue**, not 3530 South 35<sup>th</sup> Street.

***ACTION BY: (Mayo) recommend acceptance of the offer to purchase from Dan Pilon and Margaret Kartheiser in the amount of \$500 for the County-owned vacant land located to the north of 3530 West Layton Avenue in the City of Greenfield, as recommended by the Economic Development Division. 7-0***

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7  
**NOES:** 0

4. 02-13 From Acting Director, Department of Administration, reporting on the status of 2002 excess property sales. **(INFORMATIONAL) (NO ACTION NECESSARY)**

#170 **APPEARANCES:**  
Craig Dillmann, Real Estate Services Manager  
David R. Zepecki, Director of Economic Development

***The Committee took no action on this informational report; however, it was noted that property located at Layton and Kansas should have been included on the listing of properties available for sale.***

**ECONOMIC DEVELOPMENT**

5. 02-264 From Director of Economic Development, regarding request from Land Information Services, Inc. to lease space in one of the vacant Eschweiler buildings in the County Grounds Northeast Quadrant.

#200 **APPEARANCES:**  
David R. Zepecki, Director of Economic Development

## SCHEDULED ITEMS (CONTINUED):

Mr. Zepecki reviewed the subject request, after which Supervisor Schmitt made the following motion.

***ACTION BY: (Schmitt) authorize the Director of Economic Development and the Director of Public Works, or their designees, along with County Board staff, to negotiate a short-term lease of the most westerly Eschweiler building located on the County Grounds known as S-5 with Land Information Services, Inc. for use as their offices.***

***Negotiations shall include:***

- 1. A rental rate of not less than the direct operating costs, including utilities, for the space lease.***
- 2. All capital improvement costs shall be paid by tenant.***
- 3. A short-term, which is sufficient to amortize the capital investment, but shall not contain an option to buy. The tenant is not prevented from submitting an offer to purchase if the County seeks proposals for the building's long-term use.***
- 4. Tenant shall be responsible for receiving all approvals to occupy the building.***
- 5. Other conditions normally required in County leases.***

***The results of negotiations shall be reported back to the Economic and Community Development Committee for its review and recommendation to the County Board.***

Questions and comments ensued.

It was noted that the intent of the motion is that a resolution be prepared containing the above recommendations, which will be forwarded to the County Board for consideration at its May 23, 2002 meeting.

**Vote on approval of Supervisor Schmitt's motion as set forth above: 6-1**

***AYES:*** Weishan, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 6

***NOES:*** Launstein – 1

## **HOUSING AND COMMUNITY DEVELOPMENT**

6. 02-259 From Director of Housing and Community Development, requesting authorization to submit an application to the U.S. Department of Housing and Urban Development to renew the Shelter Plus Care grant for tenant based rental assistance.

**SCHEDULED ITEMS (CONTINUED):**

#350

**APPEARANCES:**

Nancy Olson, Director of Housing and Community Development

***ACTION BY: (Mayo) approve.***

Ms. Olson noted that there was a typographical error in the subject report in the last sentence of the first paragraph under "Background." It should state that the Housing Division submitted an application for tenant based rental assistance under the Shelter Plus Care Program in **1997** not 1977.

**Vote on approval: 7-0**

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7

**NOES:** 0

7. 02-260

From Director of Housing and Community Development, requesting authorization to transfer up to 50% of an annual allocation of HOME funds within the HOME activities adopted by the County Board to more efficiently administer the HOME Program.

#355

**APPEARANCES:**

Nancy Olson, Director of Housing and Community Development

Gary Bottoni, Housing and Development Program Coordinator

***ACTION BY: (Lutzka) approve.***

Ms. Olson explained the subject request.

Questions and comments ensued.

**Vote on approval: 7-0**

**AYES:** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7

**NOES:** 0

8. 02-261

From Director of Housing and Community Development, requesting that the County Executive be authorized to execute a Mutual Cooperation Agreement, on behalf of Milwaukee County, for Federal Fiscal Years 2003-2005 to enable the County's continued participation in the Federal HOME Investments Partnerships Program.

#410

**APPEARANCES:**

Nancy Olson, Director of Housing and Community Development

**SCHEDULED ITEMS (CONTINUED):**

***ACTION BY: (Schmitt) approve. 7-0***

***AYES:*** Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair) – 7

***NOES:*** 0

**DEADLINE**

*The deadline for items for the next regular meeting (June 10, 2002)  
is Thursday, May 30, 2002.*

***All items for the agenda must be in the Committee Clerk's  
possession by 12:00 Noon on  
THURSDAY, MAY 30, 2002.***

*ADA accommodation requests should be filed with the Milwaukee County Executive Office for Persons  
with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.*

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**STAFF PRESENT:**

David R. Zepecki, Director of Economic Development

Craig Dillmann, Real Estate Services Manager

Nancy Olson, Director of Housing and Community Development

Gary Bottoni, Housing and Development Program Coordinator

Glenn E. Bultman, County Board Legislative Research Analyst

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This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:05 a.m. to 10:00 a.m.

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Adjourned,

*Lauri Henning*

Lauri Henning, Chief Committee Clerk

Committee on Economic and Community Development

Chairperson: Supervisor David D. Jasenski  
Clerk: Lauri Henning, 278-4227  
Research Analyst: Glenn E. Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, June 10, 2002 - 9:00 A.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

CASSETTE #15 - Side B, #417-#END

CASSETTE #16 - Side A, #1-#533

PRESENT: Supervisors Weishan, Launstein, Mayo, White, Lutzka, Schmitt & Jasenski (Chair)

### SCHEDULED ITEMS:

**SUPERVISOR WEISHAN IN THE CHAIR.**

### ECONOMIC DEVELOPMENT

1. 02-319 From Director of Economic Development, submitting request from the Midtown Neighborhood Association for Brownfield Redevelopment grant funding in the amount of \$20,000 for its 36<sup>th</sup> Street and North Avenue project.

#### **APPEARANCE:**

David R. Zepecki, Director of Economic Development

- 15-B-425 Mr. Zepecki advised this item is not scheduled for action today. He thought that representatives from the Midtown Neighborhood Association would be in attendance to give a presentation. He asked for a temporary lay over.

***ACTION BY: (Mayo) lay over until later in the meeting. NO OBJECTION, SO ORDERED.***

- 15-B-557 Later in the meeting, Mr. Zepecki commented that something must have prevented representatives from the Midtown Neighborhood Association from attending today's meeting. He recommended that that their proposal be referred to the Economic Development Division for review and recommendation.

***ACTION BY: (Mayo) refer to the Economic Development Division for review and recommendation. 7-0***

***AYES:*** Jasenski, Launstein, Mayo, White, Lutzka, Schmitt & Weishan (Chair) – 7  
***NOES:*** 0

## SCHEDULED ITEMS (CONTINUED):

### REAL ESTATE

2. 02-323 From Director of Economic Development, recommending acceptance and affirmation of an Intergovernmental Cooperation Agreement between Milwaukee County and the City of Glendale Community Development Authority (CDA) for the possible foreclosure by Milwaukee County and the conveyance of a tax delinquent property located at 4132 North Hubbard Street in the City of Glendale to the CDA.

**APPEARANCE:**

Craig Dillmann, Real Estate Services Manager

Mr. Dillmann explained the subject request.

Questions ensued.

***ACTION BY: (White) approve. 7-0***

**AYES:** Jasenski, Launstein, Mayo, White, Lutzka, Schmitt & Weishan (Chair) – 7

**NOES:** 0

3. 02-14 From Director of Economic Development, regarding offer to purchase for a  
(a)(i) County-owned vacant lot located at 15<sup>th</sup> and West Fond du Lac in the City of Milwaukee.

15-B-455 **APPEARANCE:**

Craig Dillmann, Real Estate Services Manager

Mr. Dillmann reviewed the subject report and recommendation.

***ACTION BY: (Mayo) approve acceptance of the offer to purchase from Lafayette Emmons in the amount of \$500 for the property located at 15<sup>th</sup> and West Fond du Lac Avenue in the City of Milwaukee, including certain deed restrictions as set forth in the subject report, as recommended by the Economic Development Division..***

Questions and comments ensued.

**Vote on approval: 7-0**

**AYES:** Jasenski, Launstein, Mayo, White, Lutzka, Schmitt & Weishan (Chair) – 7

**NOES:** 0

## SCHEDULED ITEMS (CONTINUED):

4. 02-14 From Director of Economic Development, regarding option to purchase for  
(a)(j) County-owned vacant land in the 2700-2800 blocks of East Somers Avenue in the City of Cudahy.

15-B-490 **APPEARANCES:**  
Craig Dillmann, Real Estate Services Manager  
Supervisor Linda Ryan, 24<sup>th</sup> District

Mr. Dillmann reviewed the subject report and recommendation.

Questions and comments ensued.

Supervisor Ryan appeared in support of the staff recommendation.

***ACTION BY: (White) approve acceptance of the purchase proposal from Bradley J. Sehler in the amount of \$100,000 for the property located in the 2700-2800 blocks of East Somers Avenue in the City of Cudahy, as recommended by the Economic Development Division. 7-0***

**AYES:** Jasenski, Launstein, Mayo, White, Lutzka, Schmitt & Weishan (Chair) – 7  
**NOES:** 0

5. 02-14 From Director of Economic Development, regarding offers to purchase on a  
(a)(k) County-owned vacant residential property located in the 5800 block of South 121<sup>st</sup> Street in the Village of Hales Corners.

15-B-528 **APPEARANCE:**  
Craig Dillmann, Real Estate Services Manager

Mr. Dillmann reviewed the subject report and recommendation.

***ACTION BY: (Mayo) approve acceptance of the offer to purchase from Acquisitions Entity, LLC in the amount of \$200,200 for the property located in the 5800 block of South 121<sup>st</sup> Street in the Village of Hales Corners, subject to the terms and conditions of their offer, as recommended by the Economic Development Division. 7-0***

**AYES:** Jasenski, Launstein, Mayo, White, Lutzka, Schmitt & Weishan (Chair) – 7  
**NOES:** 0

## SCHEDULED ITEMS (CONTINUED):

6. 02-13 From Acting Director, Department of Administration, reporting on the status of 2002 excess property sales. **(INFORMATIONAL) (NO ACTION NECESSARY)**

15-B-555 **APPEARANCE:**  
Craig Dillmann, Real Estate Services Manager

*The Committee took no action regarding this informational report.*

## HOUSING AND COMMUNITY DEVELOPMENT

### **\*\* PUBLIC HEARING \*\***

[15-B-573] Supervisor Weishan opened the public hearing. The Clerk proceeded to read a statement explaining that a series of items on today's agenda require a public hearing in accordance with the Citizen Participation Plan adopted as part of the County's Consolidated Plan. There is also a recommendation on how to handle a \$33,000 shortfall in the amount of Community Development funding needed to cover projects approved for 2002. Finally, there is a recommendation to reprogram approximately \$174,000 from the Suburban Home Repair Loan repayments and \$9,096.23 from funds remaining in the St. Mary's Nursing Home project and the Department on Aging Convent Hill project for two projects needing additional funding to assure their completion in the current program year. The Committee is holding this Public Hearing to obtain the views of County citizens on this series of housing and community development issues.

Ms. Olson advised that Karen Avery, Associate Director of Independence First, submitted a communication that discusses what Independence First is all about. In essence, Ms. Avery states that she realizes there are many competing needs for CDBG funds, but she strongly places housing needs for disabled persons at the top of the priority list, which also must be a priority of the Economic and Community Development Committee. She encourages the Committee to take this into consideration when allocating 2003 CDBG funds.

LaRonda Hart, also from Independence First, appeared on behalf of the need for housing for persons with disabilities. She noted that there is an over two-year waiting list for people with disabilities to obtain appropriate housing. She wanted to make the Committee aware of this ongoing problem and the critical need for housing for persons with disabilities.

There were no other appearances by the public on Items 7-12; therefore, Supervisor Weishan closed the public hearing. See the individual items for any action(s) taken by the Committee.



**SCHEDULED ITEMS (CONTINUED):**

7. 02ECD7 Housing and Community Development needs and past performance.
- The Committee took no action on this item as it was strictly for the purpose of obtaining citizen comments concerning housing and community development needs in the County, as well as comments regarding the past performance of the County's HOME and Community Development programs. See above appearances.***
8. 02ECD8 From Director of Housing and Community Development, regarding Housing goal achievement under the current 2000-2004 Consolidated Plan.  
**(INFORMATIONAL) (NO ACTION NECESSARY)**
- 16-A-25 **APPEARANCES:**  
Nancy Olson, Director of Housing and Community Development  
Gary Bottoni, Housing and Development Program Coordinator
- Ms. Olson reviewed the subject report.
- The Committee took no action regarding this informational report.***
9. 02ECD9 From Director of Housing and Community Development, submitting 2001 Community Development Block Grant Annual Report. **(INFORMATIONAL) (NO ACTION NECESSARY)**
- 16-A-92 **APPEARANCE:**  
Nancy Olson, Director of Housing and Community Development
- The Committee took no action regarding this informational report.***
10. 01-465 From Director of Housing and Community Development, reporting on a  
(a)(a) Community Development Block Grant funding shortfall for Program Year 2002 and recommendations to address the shortfall.
- 16-A-109 **APPEARANCES:**  
Nancy Olson, Director of Housing and Community Development  
Alan P. Rank, Housing and Development Program Coordinator
- Mr. Rank reviewed the subject report and recommendations.

**SCHEDULED ITEMS (CONTINUED):**

***ACTION BY: (Mayo) approve the use of \$33,000 of CDBG funds currently available for reprogramming from previously approved activities that are completed or activities that cannot commence during 2002 to cover a \$33,000 shortfall in the 2002 CDBG program and authorize and direct the Director of Administration to submit to the U.S. Department of Housing and Urban Development an amended Action Plan for the 2002 CDBG program, as recommended by Housing and Community Development Division. 6-1***

**AYES:** Jasenski, Launstein, Mayo, White, Lutzka, Schmitt & Weishan (Chair) – 7  
**NOES:** 0

11. 02ECD10 From Director of Housing and Community Development, reporting on Community Development Block Grant expenditures and the U.S. Department of Housing and Urban Development (HUD) Timeliness Standards.  
**(INFORMATIONAL) (NO ACTION NECESSARY)**

16-A-135 **APPEARANCES:**  
Nancy Olson, Director of Housing and Community Development  
Alan P. Rank, Housing and Development Program Coordinator

Mr. Rank reviewed the subject report.

In response to a query by Supervisor Launstein, Mr. Rank indicated that he would provide Committee members with a listing of municipalities and their unexpended CDBG fund balances.

***The Committee took no action regarding this informational report.***

12. 02-20 From Director of Housing and Community Development, recommending the  
(a)(a) reprogramming of Community Development Block Grant funds.

16-A-196 **APPEARANCES:**  
Nancy Olson, Director of Housing and Community Development  
Alan P. Rank, Housing and Development Program Coordinator  
Sharon Faeh, Wiscraft, Inc.

A lengthy discussion ensued during which concern was expressed regarding how the Department arrived at its recommendation.

**SCHEDULED ITEMS (CONTINUED):**

***ACTION BY: (Mayo) approve the use of \$183,000 in CDBG funds available for reprogramming from completed projects and projects unable to commence during 2002 and from loan repayments in the CDBG-funded Suburban Home Repair program for additional funding to two previously approved projects: Wiscraft, Inc., which would receive \$13,000; and the Department on Aging McGovern and Washington Park Senior Center Accessibility, which would receive \$170,000. Further, authorize and direct the Director of Administration to submit to the U.S. Department of Housing and Urban Development an amended Action Plan for the years affected.***

Supervisor Launstein asked the Department to submit before Board Day (June 20) a list of all projects reviewed by the Department before proposing the above recommendation.

Supervisor Mayo asked the Department to submit a new report for the County Board providing additional information and addressing concerns expressed by Committee members.

Ms. Faeh explained how Wiscraft would be utilizing the additional CDBG funds allocated to them.

**SUPERVISOR JASENSKI IN THE CHAIR.**

**Vote on approval: 5-2**

**AYES:** Weishan, Mayo, White, Lutzka & Jasenski (Chair) – 5

**NOES:** Launstein & Schmitt – 2

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**DEADLINE**

*The deadline for items for the next regular meeting (July 8, 2002) is Thursday, June 27, 2002.*

***All items for the agenda must be in the Committee Clerk's possession by 12:00 Noon on THURSDAY, JUNE 27, 2002.***

*ADA accommodation requests should be filed with the Milwaukee County Executive Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.*

**SCHEDULED ITEMS (CONTINUED):**

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**STAFF PRESENT:**

David R. Zepecki, Director of Economic Development  
Leonard Jackson, Economic Development Coordinator  
Craig Dillmann, Real Estate Services Manager  
Nancy Olson, Director of Housing and Community Development  
Alan P. Rank, Housing and Development Program Coordinator  
Gary Bottoni, Housing and Development Program Coordinator  
Don Lybeck, Community Development Specialist  
Glenn E. Bultman, County Board Legislative Research Analyst

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This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:10 a.m. to 10:55 a.m.

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Adjourned,

*Lauri Henning*

Lauri Henning, Chief Committee Clerk  
Committee on Economic and Community Development

Acting Chairperson: Supervisor John F. Weishan, Jr.  
Clerk: Lauri Henning, 278-4227  
Research Analyst: Glenn E. Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, July 8, 2002 – 9:00 A.M. and 1:30 P.M.

Milwaukee County Courthouse - Room 203-R

### MINUTES

CASSETTE #16: Side B, #4-END  
CASSETTE #17: Side A, #1-END; Side B, #1-END  
CASSETTE #18: Side A, #1-END; Side B, #1-END  
CASSETTE #19: Side A, #1-#407

PRESENT: Supervisors Mayo, Lutzka, Schmitt, Cesarz and Weishan (Acting Chair)  
EXCUSED: Supervisor White

### SCHEDULED ITEMS:

**9:00 A.M.**

### HOUSING AND COMMUNITY DEVELOPMENT

1. 02ECD11 Presentation by Bob Berlan, Community Planning and Development Director, U.S. Department of Housing and Urban Development (HUD).  
**(INFORMATIONAL)**

16-B-9 **APPEARANCES:**  
Bob Berlan, HUD  
Nancy Olson, Director of Housing and Community Development

Mr. Berlan spoke on the issue of timely expenditure of Community Development Block Grant funds. He noted that, while HUD has had the policy for years that a grantee should have no more than 1.5 times its grant as an available balance of funds, HUD is now going to deobligate funds from the block grant program if the balance of funds exceeds the 1.5 times amount. Grantees are in jeopardy of losing money starting with the 2003 grant.

Questions and comments ensued.

***The Committee took no action regarding this informational item.***

**SCHEDULED ITEMS (CONTINUED):**

**\*\* PUBLIC HEARING \*\***

2. 02-360 Presentation of proposals (65) for 2003 Community Development Block Grant (CDBG) funds. **(INFORMATIONAL)**

16-B-273 **The Clerk read the public hearing statement, a copy of which is contained in the subject file. The Chairman asked if anyone wished to comment on the past performance of the CDBG and/or HOME programs. No one appeared. The Committee proceeded with the presentation of CDBG proposals for 2003 funds.**

Note that while the proposals number 66, there is no proposal for #10 as it was disqualified.

The proposals are listed in the order of appearance.

**Proposal #58**

Sponsor: 30<sup>th</sup> Street Industrial Corridor Corporation  
Project: ICC Job Creation  
Request: \$35,000

APPEARANCE: Sally Maddick

**Proposal #16**

Sponsor: Executive Office for Persons with Disabilities  
Project: Wil-O-Way Grant – Architectural Barrier Removal  
Request: \$110,550

APPEARANCE: Don Natzke & Bridget Bannon

**Proposal #36**

Sponsor: Milwaukee County Department of Public Works  
Project: Placement of 35 Bus Passenger Shelters  
Request: \$42,000

APPEARANCE: Ron Rutkowski

**Proposal #37**

Sponsor: Milwaukee County Health Programs  
Project: Youth Sports Authority  
Request: \$40,000

APPEARANCE: Paula Lucey & Supervisor Roger Quindel

**SCHEDULED ITEMS (CONTINUED):**

**Proposal #38**

Sponsor: Milwaukee County Housing and Community Development Division  
Project: Emergency Home Repair Loan Program  
Request: \$100,000

APPEARANCE: Gary Bottoni

**Proposal #39**

Sponsor: Milwaukee County Housing and Community Development Division  
Project: Rental Unit Barrier Removal Program  
Request: \$100,000

APPEARANCE: Gary Bottoni

**Proposal #40**

Sponsor: Milwaukee County Housing and Community Development Division  
Project: Residential Architectural Barrier Removal Program  
Request: \$50,000

APPEARANCE: Gary Bottoni & Don Natke

**Proposal #41**

Sponsor: Milwaukee County Parks Department  
Project: Redevelopment of Asphalt Recreational Facilities at Carver Park  
Request: \$88,470

APPEARANCE: Mike Rapp

**Proposal #42**

Sponsor: Milwaukee County UW-Extension  
Project: Urban Agriculture Program  
Request: \$39,776

APPEARANCE: Jan Alba

**Proposal #43**

Sponsor: Milwaukee County UW-Extension  
Project: Educational Institution  
Request: \$160,000

APPEARANCE: Ronnie Stricklin

**SCHEDULED ITEMS (CONTINUED):**

**Proposal #1**

Sponsor: AODA Health Seminar "El Rincon de la Salud" Inc.  
Project: AODA Health Seminar "El Rincon de la Salud" Inc.  
Request: \$30,000\*

APPEARANCE: Salomon Flores

**\*Mr. Flores advised that the proposal should be corrected to reflect a grant request of \$35,000.**

**Proposal #2**

Sponsor: Agape Community Center  
Project: Northwest Milwaukee Mediation Program/Southside Mediation Center  
Request: \$36,282

APPEARANCE: Evelyn Ang

**Proposal #3**

Sponsor: Aurora Family Service  
Project: Homeowner Options Program for the Elderly (H.O.P.E)  
Request: \$40,000

APPEARANCE: Matt Plummer, Mary Vaade & Dorothy Dean  
Supervisor Willie Johnson

**Proposal #4**

Sponsor: Bethesda Community Senior Citizens Center  
Project: Bethesda Community Senior Citizens Center  
Request: \$31,406.74

APPEARANCE: Worthington Hortman

**Proposal #5**

Sponsor: Boys & Girls Club of Greater Milwaukee  
Project: LaVarnway Boys & Girls Club Safety & Security Update  
Request: \$40,000

APPEARANCE: Sam Williams & Dave Knutson

**Proposal #6**

Sponsor: Boys & Girls Club of Greater Milwaukee  
Project: Mary Ryan Club Facility Repair, Carpeting & Surveillance System  
Request: \$39,000



**SCHEDULED ITEMS (CONTINUED):**

APPEARANCE: Dave Knutson

**Proposal #7**

Sponsor: Burleigh Street Community Development Corporation, Inc.

Project: Burleigh Street Enterprise Center

Request: \$40,000

APPEARANCE: Jim Hiller

**Proposal #8**

Sponsor: Capitol West Neighborhood Association

Project: Northwest Community Development Alliance

Request: \$25,000

APPEARANCE: Barbara Franzen

**Proposal #9**

Sponsor: Center for Teaching Entrepreneurship

Project: Urban Business Entrepreneurship Training

Request: \$40,000

APPEARANCE: ReDonna Rodgers

**Proposal #11**

Sponsor: COA Youth and Family Centers

Project: Classroom Renovation: GED/ABE & Computer Skills for Youth and Adults

Request: \$30,950

APPEARANCE: Tom Schneider

**Proposal #12**

Sponsor: Curative Care Network

Project: Curative Care Network Renovation Project

Request: \$40,000

APPEARANCE: Marie Mace

**Proposal #13**

Sponsor: Daystar, Inc.

Project: Case Management

Request: \$25,000

APPEARANCE: Mary Fran Willcoxson

**SCHEDULED ITEMS (CONTINUED):**

**Proposal #14**

Sponsor: Easter Seals Southeastern Wisconsin  
Project: Adult Recreation Center – Holler Park  
Request: \$40,000

APPEARANCE: No one.

**Proposal #15**

Sponsor: Esperanza Unida, Inc.  
Project: Auto Training Capital Improvement Project  
Request: \$38,000

APPEARANCE: Jeanne Geraci

**Proposal #17**

Sponsor: Grand Avenue Club, Inc.  
Project: Essential Work Supports  
Request: \$25,000

APPEARANCE: Rachel Forman

**Proposal #18**

Sponsor: Growing Power  
Project: Living Skills  
Request: \$37,500

APPEARANCE: Will Allen

**Proposal #19**

Sponsor: Harambee Ombudsman Project, Inc.  
Project: Building Improvements  
Request: \$40,000

APPEARANCE: Sherman Hill & Supervisor Willie Johnson

**Proposal #20**

Sponsor: Dr. Howard L. Fuller Educational Foundation, Inc.  
Project: Elderly Intergenerational Program  
Request: \$40,000

APPEARANCE: Rev. Harold L. Moore

**SCHEDULED ITEMS (CONTINUED):**

**Proposal #21**

Sponsor: Dr. Howard L. Fuller Educational Foundation, Inc.  
Project: Youth Development Program  
Request: \$40,000

APPEARANCE: Rev. Harold L. Moore

**Proposal #22**

Sponsor: IndependenceFirst  
Project: 05 Public Services  
Request: \$25,000

APPEARANCE: Karen Avery

**Proposal #23**

Sponsor: Interfaith Older Adult Programs, Inc.  
Project: Elderly Services Project – North Central  
Request: \$30,000

APPEARANCE: Mardi Charnitz

**Proposal #24**

Sponsor: Interfaith Older Adult Programs, Inc.  
Project: Elderly Services Project – South Central  
Request: \$30,000

APPEARANCE: Mardi Charnitz

**Proposal #25**

Sponsor: Juniper Court, Inc.  
Project: Social Services Support for Elderly Persons of Low and Moderate  
Income Levels  
Request: \$31,420

APPEARANCE: No one.

**Proposal #26**

Sponsor: LaCausa, Inc.  
Project: LaCausa Family Center Renovation Project  
Request: \$40,000

APPEARANCE: Staci Medved

**SCHEDULED ITEMS (CONTINUED):**

**Proposal #27**

Sponsor: Layton Blvd. West Neighbors, Inc.  
Project: Neighborhood Economic Development  
Request: \$25,000

APPEARANCE: Nicole Robben

**Proposal #28**

Sponsor: Lisbon Avenue Neighborhood Development (LAND)  
Project: ToolSource Program  
Request: \$30,000

APPEARANCE: Darryl Johnson

**Proposal #29**

Sponsor: MATA Community Media  
Project: Public Facilities and Improvement (Roof)  
Request: \$15,500

APPEARANCE: Vel Wiley & Delara Chaoui

**Proposal #30**

Sponsor: MATA Community Media  
Project: Public Facilities and Improvement (Air Conditioning Units)  
Request: \$14,000

APPEARANCE: Vel Wiley & Delara Chaoui

**Proposal #31**

Sponsor: Milwaukee Children's Village, Inc.  
Project: Milwaukee Children's Village Project  
Request: \$40,000

APPEARANCE: Angie Brunhart

**Proposal #32**

Sponsor: Milwaukee Christian Center  
Project: Southeast Asian Elderly Continuum of Care Outreach Project  
Request: \$42,613

APPEARANCE: Amy Klatkiewicz

**SCHEDULED ITEMS (CONTINUED):**

**Proposal #33**

Sponsor: Milwaukee Community Service Corps  
Project: Corps Training Program  
Request: \$40,000

APPEARANCE: Chris Litzau

Mr. Litzau provided Committee members with a handout, entitled "Milwaukee Community Service Corps, Corpsmember Education and Development Department, Credentialing Flowchart" (copy contained in the subject file).

**Proposal #34**

Sponsor: Milwaukee Inner City Arts Council, Inc.  
Project: Chief Lippert Fire Engine Chemical Plant Continuation Renovation Project  
Request: \$20,000

APPEARANCE: No one.\*

\*The Chairman advised that representatives of the Milwaukee Inner City Arts Council regrettably were not able to attend today's meeting.

**Proposal #35**

Sponsor: Milwaukee LGBT Community Center  
Project: Project Q Youth-at-Risk Program  
Request: \$25,000

APPEARANCE: Neil Albrecht

**Proposal #44**

Sponsor: Milwaukee Urban League  
Project: Minority Contractors Involvement Project (MCIP)  
Request: \$40,000

APPEARANCE: Karen Pearson

**Proposal #45**

Sponsor: My Home, Your Home, Inc.  
Project: Lissy's Place  
Request: \$40,000

APPEARANCE: Undraye Howard

**SCHEDULED ITEMS (CONTINUED):**

**Proposal #46**

Sponsor: Neighborhood House of Milwaukee, Inc.  
Project: Physical Plant Upgrade  
Request: \$40,000

APPEARANCE: Clarence Johnson

**Proposal #47**

Sponsor: New Covenant Housing Corporation, Incorporated  
Project: New Covenant Gateway Project  
Request: \$39,590

APPEARANCE: Johnny Moutry, Jr. & Danielle Turner

**Proposal #48**

Sponsor: New Concept Self Development Center, Inc.  
Project: Community Conference Center Renovation/Facility Upgrade  
Request: \$40,000

APPEARANCE: Geri McFadden & Veronica Johnson

**Ms. McFadden advised that the proposal should be corrected to reflect total capital costs of \$35,200, not \$32,200. The total request remains at \$40,000.**

**Proposal #49**

Sponsor: Northeast Milwaukee Industrial Development Corp.  
Project: Riverworks Job Training & Placement Program  
Request: \$40,000

APPEARANCE: George Christenson

**Proposal #50**

Sponsor: Northcott Neighborhood House  
Project: Northcott Neighborhood House Gymnasium Floor  
Request: \$40,000

APPEARANCE: Mac Weddle & Supervisor Willie Johnson

**Proposal #51**

Sponsor: Northwest Side Community Development Corporation  
Project: NeighborhoodNet Project  
Request: \$40,000

APPEARANCE: Jerome Wonders & Kathy Rippey

**SCHEDULED ITEMS (CONTINUED):**

**Proposal #52**

Sponsor: Project Focal Point, Inc.  
Project: Public Facilities and Improvements  
Request: \$39,400

APPEARANCE: No one.

**Proposal #53**

Sponsor: Project Respect, Inc.  
Project: Public Service Employment Training  
Request: \$40,000

APPEARANCE: Doris Green

**Proposal #54**

Sponsor: St. Catherine Residence, Inc.  
Project: Capital Needs  
Request: \$27,755

APPEARANCE: Lynne Oehlke

**Proposal #55**

Sponsor: Community Relations – Social Development Commission  
Project: Family Support Center Renovation & Rehabilitation Project  
Request: \$40,000

APPEARANCE: Deborah Blanks

**Proposal #56**

Sponsor: School Sisters of St. Francis  
Project: St. Joseph Center Kitchen Freezer  
Request: \$25,000

APPEARANCE: Susan McCarthy

**Proposal #57**

Sponsor: Spotted Eagle, Inc.  
Project: Seven Generations Community Project  
Request: \$37,685

APPEARANCE: Dave Denomie

**SCHEDULED ITEMS (CONTINUED):**

**Proposal #59**

Sponsor: Centro de la Comunidad Unida/United Community Center  
Project: UCC Human Services Department  
Request: \$40,000

APPEARANCE: No one.

**Proposal #60**

Sponsor: WEST END Development Corporation  
Project: West Pointe Parking  
Request: \$40,000

APPEARANCE: Theodore Lipscomb

**Proposal #61**

Sponsor: Wilson Park Youth Baseball, Inc.  
Project: Wilson Park Youth Baseball Park Development  
Request: \$30,000

APPEARANCE: Neal Budahn

**Proposal #62**

Sponsor: Wisconsin Correctional Service, Inc.  
Project: Public Services  
Request: \$40,000

APPEARANCE: Gregory Williams

**Proposal #63**

Sponsor: Wisconsin Women's Business Initiative Corporation  
Project: Make Youth Money Talk – Economic Literacy Education  
Request: \$30,800

APPEARANCE: Wendy Werkmeister

**Proposal #64**

Sponsor: Wiscraft, Inc.  
Project: Heating and Air Conditioning Replacement  
Request: \$40,000

APPEARANCE: Bill Piernot



**SCHEDULED ITEMS (CONTINUED):**

**Proposal #65**

Sponsor: YMCA of Metropolitan Milwaukee  
Project: YMCA Youth Leadership Academy – Career & Life Skills Institute  
Request: \$40,000

APPEARANCE: Kobena-Marcus J. Collins

**Proposal #66**

Sponsor: YWCA of Greater Milwaukee  
Project: Transitional Housing Services – Rehabilitation Units  
Request: \$40,000

APPEARANCE: Otis Nicksion & Marva Johnson

3. 02-361 From Director of Housing and Community Development, regarding request from Lisbon Avenue Neighborhood Development (LAND) to change the scope of its approved 2001/2002 Community Development Block Grant project.

18-A-88 **The Clerk read the public hearing statement, a copy of which is contained in the subject file. The Chairman asked if anyone wished to comment on this request. No one appeared. The Committee proceeded to consider Item 3.**

**APPEARANCES:**

Darryl Johnson, LAND  
Supervisor Lee Holloway, 5<sup>th</sup> District  
Nancy Olson, Director of Housing and Community Development

Mr. Johnson explained LAND's request. Supervisor Holloway appeared in support.

***ACTION BY: (Lutzka) approve the request by LAND as recommended by the Division of Housing and Community Development, which would allow LAND to use \$15,000 in 2001 CDBG funding, as well as \$20,000 in 2002 CDBG funding, to purchase property located in the triangular block bounded by West North Avenue, West Lisbon Avenue and North 46<sup>th</sup> Street for the development of a new retail area named the Lisbon/Community project.***

Discussion ensued.

**SUPERVISOR MAYO IN THE CHAIR.**

Supervisor Weishan expressed some reservations regarding the subject request.

Further comments followed.

## SCHEDULED ITEMS (CONTINUED):

Supervisor Lutzka incorporated a suggestion by the Chairman providing that, should the City not accept the \$35,000 for the property, the question of reprogramming these funds come back to the Committee for further consideration.

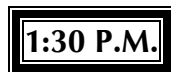
### Vote on approval with the above provision: 5-0

**AYES:** Weishan, Lutzka, Schmitt, Cesarz & Mayo (Chair) – 5

**NOES:** 0

**EXCUSED:** White

\*\*\*\*



### RESOLUTION

4. 02-348 Resolution by Supervisors Coggs-Jones, Quindel and Zielinski, to declare Milwaukee County's support for The People's Economic Summit efforts to create "We Want Work (W-3): Emergency Public Service Jobs Program" with the goal to create 500 public service jobs at family-sustaining wages in the City of Milwaukee.

18-A-695 **APPEARANCES:**

Supervisor Elizabeth Coggs-Jones, 10<sup>th</sup> District

Supervisor T. Anthony Zielinski, 12<sup>th</sup> District

On behalf of the resolution's sponsors, Supervisor Coggs-Jones submitted a substitute resolution for the Committee's consideration that reflects language adopted by the City of Milwaukee.

Supervisor Mayo asked to be added as a co-sponsor on this resolution and substitute.

Questions and comments ensued.

### ***ACTION BY: (Mayo) approve the substitute resolution. 4-1***

**AYES:** Mayo, Lutzka, Schmitt & Weishan (Chair) – 4

**NOES:** Cesarz – 1

**EXCUSED:** White

**SCHEDULED ITEMS (CONTINUED):**

**ECONOMIC DEVELOPMENT**

5. 02ECD12 Presentation by County Staff and City of Milwaukee Department of City Development regarding status of Park East Redevelopment Project.  
**(INFORMATIONAL)**

18-A-764 **APPEARANCES:**

Michal Dawson, Deputy Commissioner, Department of City Development  
Dan McCarthy, Urban Development Manager, Department of City Development  
David R. Zepecki, Director of Economic Development  
Supervisor Willie Johnson, 13<sup>th</sup> District

Mr. McCarthy provided an update on the planning process of the Park East Redevelopment Project. He provided Committee members with handouts to assist in his presentation. He also provided a March 2002 edition of "The Park East Corridor." Copies of these items are attached to the original of these minutes.

Questions and comments ensued.

***The Committee took no action regarding this informational item.***

6. 02-362 From Director of Economic Development, regarding request from Ronald McDonald House on County Grounds in Wauwatosa for permission to renovate and expand existing facilities.

18-B-608 **APPEARANCES:**

David R. Zepecki, Director of Economic Development  
William Hatcher, Associate Director of Economic Development  
Robert Kramer, Plunkett Raysich Architects

Mr. Hatcher explained the subject request. He noted that the report and resolution should be corrected to reflect that Ronald McDonald House is requesting permission to (a) replace the sprinkler system, emergency generator and chiller; and (b) construct a four-story, ~~4,000~~ 16,000 sq. ft. addition with an elevator to the southeast corner of the existing facility. He noted that each floor would be 4,000 sq. ft.

***ACTION BY: (Mayo) approve as corrected. 5-0***

**AYES:** Mayo, Lutzka, Schmitt, Cesarz & Weishan (Chair) – 5

**NOES:** 0

**EXCUSED:** White

**SCHEDULED ITEMS (CONTINUED):**

7. 02-386 From Director of Economic Development, regarding request from Miller Brewing Company for Milwaukee County to release the existing deed restriction on a .42-acre parcel of land located at the southwest corner of North 10<sup>th</sup> and West Walnut Streets in the City of Milwaukee.

18-A-544 **APPEARANCES:**

David R. Zepecki, Director of Economic Development  
Captain Vincent Flores, Milwaukee Police Department  
Supervisor Willie Johnson, 13<sup>th</sup> District  
Helen Salaam, Walnut Park Apartments  
Connie Pukatte, Wisconsin Housing & Economic Development Authority

Mr. Zepecki reviewed the subject request and indicated that the Supervisor of the District, Willie Johnson, supports it as do the Milwaukee Police Department and major land/property owners in the area.

***ACTION BY: (Mayo) approve.***

Discussion ensued.

**Vote on approval: 5-0**

***AYES:*** Mayo, Lutzka, Schmitt, Cesarz & Weishan (Chair) – 5

***NOES:*** 0

***EXCUSED:*** White

8. 02-319 From Director of Economic Development, submitting request from the Midtown Neighborhood Association for Brownfield Redevelopment grant funding in the amount of \$20,000 for its 36<sup>th</sup> Street and North Avenue project. **[6/10/02: referred to Economic Development Division for review and recommendation]**  
**[RECOMMENDATION: AWARD A GRANT OF \$15,000]**

9. 98-468 From Director of Economic Development, regarding request for additional  
(a)(a) Brownfield Redevelopment grant funding to assist in the redevelopment of a 6.4 acre site at 5375 South Ninth Street in the City of Milwaukee.  
**[RECOMMENDATION: AWARD A GRANT OF \$40,000]**

18-B-686 **ITEMS 8 AND 9 WERE CONSIDERED TOGETHER.**

***ACTION BY: (Mayo) award a brownfield grant of \$15,000 to Midtown Neighborhood Association to assist with the remediation and redevelopment of the properties located at 3608 and 3614 West North Avenue in the City of Milwaukee (Item 8) and award an additional brownfield grant of \$40,000 (for a***

**SCHEDULED ITEMS (CONTINUED):**

***total grant award of \$115,000) to Mr. Joseph Marshall [Marshall Erecting, Inc.] and the Milwaukee Economic Development Corporation (MEDC) to assist in the remediation and redevelopment of the property located at 5375 South Ninth Street in the City of Milwaukee (Item 9). 5-0***

**AYES:** Mayo, Lutzka, Schmitt, Cesarz & Weishan (Chair) – 5

**NOES:** 0

**EXCUSED:** White

**REAL ESTATE**

10. 02-14 From Director of Economic Development, regarding offer to purchase on a  
(a)(l) County-owned vacant residential lot located at 1450 South 71<sup>st</sup> Street, West Allis, Wisconsin.

18-B-696 **APPEARANCES:**  
Craig Dillmann, Real Estate Services Manager

***ACTION BY: (Lutzka) approve acceptance of the offer to purchase an excess County-owned residential lot located at 1450 South 71<sup>st</sup> Street in the City of West Allis from David E. Van Dorf in the amount of \$20,000 as the primary offer, and the offer to purchase from Mark A. Nisenbaum in the amount of \$19,000 as the secondary offer. 5-0***

**AYES:** Mayo, Lutzka, Schmitt, Cesarz & Weishan (Chair) – 5

**NOES:** 0

**EXCUSED:** White

11. 02-14 From Director of Economic Development, regarding offer to purchase on a  
(a)(m) County-owned single-family house located at 3967 South 41<sup>st</sup> Street, Greenfield, Wisconsin.

18-B-710 **APPEARANCES:**  
Craig Dillmann, Real Estate Services Manager

***ACTION BY: (Lutzka) approve acceptance of the offer to purchase an excess County-owned single-family residence located at 3967 South 41<sup>st</sup> Street in the City of Greenfield from John Luedke and Dan Hencsik in the amount of \$20,150 as the primary offer, and the offer to purchase from Bob Cramer in the amount of \$15,650 as the secondary offer. 5-0***

**AYES:** Mayo, Lutzka, Schmitt, Cesarz & Weishan (Chair) – 5

**NOES:** 0

**EXCUSED:** White

**SCHEDULED ITEMS (CONTINUED):**

12. 02-14 From Director of Economic Development, regarding offer to purchase on a  
(a)(n) County-owned vacant lot located at 5630 West National Avenue, West Allis,  
Wisconsin.

18-B-729 **APPEARANCES:**  
Craig Dillmann, Real Estate Services Manager

***ACTION BY: (Schmitt) approve acceptance of the offer to purchase an excess County-owned lot located at 5630 West National Avenue in the City of West Allis from Darryl Pitcher in the amount of \$20,500, subject to the terms and conditions of the offer. 5-0***

**AYES:** Mayo, Lutzka, Schmitt, Cesarz & Weishan (Chair) – 5

**NOES:** 0

**EXCUSED:** White

13. 02-14 From Director of Economic Development, regarding offer to purchase on a  
(a)(o) County-owned two-family residence located at 1532-34 South 92<sup>nd</sup> Street, West  
Allis, Wisconsin.

18-B-742 **APPEARANCES:**  
Craig Dillmann, Real Estate Services Manager  
David R. Zepecki, Director of Economic Development

Questions and comments ensued.

***ACTION BY: (Mayo) approve acceptance of the offer to purchase an excess County-owned two-family residence located at 1532-34 South 92<sup>nd</sup> Street in the City of West Allis from Robert A. Puhl in the amount of \$127,500. 5-0***

**AYES:** Mayo, Lutzka, Schmitt, Cesarz & Weishan (Chair) – 5

**NOES:** 0

**EXCUSED:** White

14. 02-13 From Director of Economic Development, reporting on the status of 2002 excess  
property sales. **(INFORMATIONAL) (NO ACTION NECESSARY)**

19-A-2 **APPEARANCES:**  
Craig Dillmann, Real Estate Services Manager

Questions ensued.

***The Committee took no action regarding this informational report.***

**SCHEDULED ITEMS (CONTINUED):**

**\*\*\* CLOSED SESSION \*\*\***

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of deliberating negotiations for the purchase of public property with respect to the following matter (Item 15). At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the said matter.

15. 02-14 From Director of Economic Development, regarding purchase/development  
(a)(p) proposal from SMPO Properties, Inc. for a vacant 1.89-acre County-owned parcel located at the southwest corner of North 6<sup>th</sup> and West State Streets in the City of Milwaukee (former Civic Center Campus).

19-A-92 **APPEARANCES:**

Dave Barry, James T. Barry Co. (Developer representing SMPO)  
David Zepecki, Director of Economic Development  
Craig Dillmann, Real Estate Services Manager

Mr. Zepecki briefly summarized the history of this parcel and reviewed the purchase/development proposal from SMPO.

Discussion ensued.

***ACTION BY: (Mayo) adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of deliberating negotiations for the purchase of public property with respect to the subject matter. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the said matter. 5-0***

**AYES:** Mayo, Lutzka, Schmitt, Cesarz & Weishan (Chair) – 5

**NOES:** 0

**EXCUSED:** White

The Committee adjourned into closed session at approximately 3:25 p.m. and reconvened in open session at approximately 3:50 p.m. Supervisors Mayo, Lutzka, Schmitt, Cesarz and Weishan (Chair) were present. Supervisor White was excused.

***ACTION BY: (Mayo) recommend that the Division of Economic Development be authorized to pursue a counter offer that sells the developer approximately one-half of the western portion of the site for a value of not less than \$32 a square foot and that any costs related to division of the property would be born by the developer. 5-0***

**SCHEDULED ITEMS (CONTINUED):**

**AYES:** Mayo, Lutzka, Schmitt, Cesarz & Weishan (Chair) – 5

**NOES:** 0

**EXCUSED:** White

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**DEADLINE**

*The deadline for items for the next regular meeting*

***(Friday, September 13, 2002)***

*is Tuesday, September 3, 2002.*

***All items for the agenda must be in the Committee Clerk's  
possession by 12:00 Noon on  
TUESDAY, SEPTEMBER 3, 2002.***

*ADA accommodation requests should be filed with the Milwaukee County Executive Office for Persons  
with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.*

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**STAFF PRESENT:**

Nancy Olson, Director of Housing and Community Development

Alan P. Rank, Housing and Development Program Coordinator

Gary Bottoni, Housing and Development Program Coordinator

Don Lybeck, Community Development Specialist

Dave Zepecki, Director of Economic Development

Leonard Jackson, Economic Development Coordinator

Craig Dillmann, Real Estate Services Manager

Glenn E. Bultman, County Board Legislative Research Analyst

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This meeting was recorded on tape. The foregoing items were not necessarily considered in agenda order. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.



**SCHEDULED ITEMS (CONTINUED):**

Length of Meeting: 9:05 a.m. to 12:50 p.m.  
1:35 p.m. to 3:55 p.m.

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Adjourned,

*Lauri Henning*

Lauri Henning, Chief Committee Clerk  
Committee on Economic and Community Development

Acting Chairperson: Supervisor John F. Weishan, Jr.  
Clerk: Lauri Henning, 278-4227  
Research Analyst: Glenn E. Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Friday, September 13, 2002 – 9:00 A.M.

Milwaukee County Courthouse – Room 203-R

### MINUTES

CASSETTE #19: Side A, #410-END; Side B, #1-#END  
CASSETTE #20: Side A, #1-#122

PRESENT: Supervisors Mayo, Lutzka, Schmitt, Cesarz, Broderick & Weishan (Acting Chair)  
EXCUSED: Supervisor White

### SCHEDULED ITEMS:

#### **\*\* PUBLIC HEARING \*\***

1. 02-492 From Director of Housing and Community Development, recommending that \$18,649.20 of 1997 Supplemental Disaster CDBG funding from balances remaining in Village of Shorewood projects (\$2,209.20) and City of West Allis projects (\$16,440.00) be reprogrammed to the Village of Brown Deer to assist in paying for expenses to complete its South Branch Creek project.

- 19-A-420 **The Clerk read the public hearing statement, a copy of which is contained in the subject file. The Acting Chairman asked if anyone wished to comment on the reprogramming of \$18,649.20 of 1997 Disaster Recovery Community Development Block Grant funding. No one appeared. The Committee proceeded to consider the Department's recommendation regarding the reprogramming of the \$18,649.20.**

***ACTION BY: (Mayo) approve the subject recommendation. 6-0***

***AYES:*** Mayo, Lutzka, Schmitt, Cesarz, Broderick & Weishan (Acting Chair) – 6

***NOES:*** 0

***EXCUSED:*** White

\*\*\*\*\*

**SCHEDULED ITEMS (CONTINUED):**

**RESOLUTIONS**

2. 02-456 Resolution by Supervisors Endries and Krug, authorizing and directing appropriate County staff to require a private party to absorb the associated real estate costs in cases where the party requests property interests for which the County, through its real estate staff, is not soliciting offers. **(Suggested Action: Refer to County Board Staff)**

19-A-445 ***ACTION BY: (Mayo) refer the subject resolution to County Board staff. 6-0***

**AYES:** Mayo, Lutzka, Schmitt, Cesarz, Broderick & Weishan (Acting Chair) – 6

**NOES:** 0

**EXCUSED:** White

3. 02-376 Resolution by Supervisor Zielinski, granting \$17,000 from the Economic Development Fund to the Hispanic Chamber of Commerce of Wisconsin for use to relocate to a new site at 1021-25 West National Avenue and authorizing and directing the Director of Economic Development to enter into an agreement with the Hispanic Chamber of Commerce of Wisconsin to carry out the intent of this resolution. **(Suggested Action: Refer to Economic Development Division and County Board Staff)**

19-A-460 **APPEARANCES:**

Supervisor T. Anthony Zielinski, 12<sup>th</sup> District  
Dave Zepecki, Director of Economic Development

Supervisor Zielinski advised that Mr. Zepecki supported the subject resolution. Mr. Zepecki noted that it meets the Economic Development fund guidelines. Supervisor Zielinski stated that the Hispanic Chamber of Commerce actually needs more than the \$17,000 recommended in the resolution, however, there is only \$17,025 available in the Economic Development fund.

Discussion ensued.

***ACTION BY: (Mayo) refer to Economic Development Division and County Board staff. (MOTION LATER WITHDRAWN)***

***ACTION BY: (Lutzka) approve the subject resolution, with the understanding that the Director of Economic Development is to provide a report not only to Committee members but to all Board members prior to Board Day (September 26) on when the Hispanic Chamber of Commerce plans to move and the anticipated cost of the move. 6-0***

**SCHEDULED ITEMS (CONTINUED):**

**AYES:** Mayo, Lutzka, Schmitt, Cesarz, Broderick & Weishan (Acting Chair) – 6

**NOES:** 0

**EXCUSED:** White

4. 02-465 Resolution by Supervisor Zielinski, to accept title from the State of Wisconsin and Wisconsin Department of Transportation (WDOT) for a 2.6-acre surplus parcel on East Conway Street remaining from the Lake Parkway. **(Suggested Action: Refer to Economic Development Division and County Board Staff)**

19-A-600 **APPEARANCE:**

Supervisor T. Anthony Zielinski, 12<sup>th</sup> District

Supervisor Zielinski indicated he did not object to referring his resolution to staff.

***ACTION BY: (Lutzka) refer the subject resolution to the Economic Development Division and County Board staff. 6-0***

**AYES:** Mayo, Lutzka, Schmitt, Cesarz, Broderick & Weishan (Acting Chair) – 6

**NOES:** 0

**EXCUSED:** White

5. 02-464 Resolution by Supervisor Coggs-Jones, providing that the County review the unused County-owned land near North 12<sup>th</sup> and West Vliet Streets to determine which land is not needed for future County use and recommend disposition of any surplus land that may be suitable for new housing. **(Suggested Action: Refer to Economic Development Division and Department of Human Services)**

19-A-630 ***ACTION BY: (Lutzka) refer the subject resolution to the Economic Development Division and the Department of Human Services. 6-0***

**AYES:** Mayo, Lutzka, Schmitt, Cesarz, Broderick & Weishan (Acting Chair) – 6

**NOES:** 0

**EXCUSED:** White

6. 02-14 Report, referred back 7/25/02, granting SMPO Properties, Inc., and/or assigns, an (a)(p) option to purchase the western one-half (approximately) of the vacant 1.89-acre County-owned parcel located at the southwest corner of North Sixth and West State Streets in the City of Milwaukee (former Civic Center Campus) at a price of not less than \$32 per square foot with all costs of the land division being borne by SMPO and all other terms and conditions of the option remaining the same.

19-A-640 **APPEARANCES:**

David T. Barry, James T. Barry (on behalf of SMPO Properties)

Dave Zepecki, Director of Economic Development

## **SCHEDULED ITEMS (CONTINUED):**

Mr. Barry gave a brief presentation regarding the subject proposal and also displayed a rendering of the proposed site plan.

Mr. Zepecki reviewed what has occurred to date regarding this property. As it appears SMPO is still interested in the property, he believes the County's counter proposal is fair. He understands that there are some people who feel that the County may be compromising its opportunity to develop the remainder of the site if it sells half the parcel at this time.

Mr. Zepecki provided Committee members with a letter addressed to County Executive Walker from Franklyn Gimbel, Chairman of the Wisconsin Center District Board, that states this parcel should be committed to use for parking to support the Milwaukee Auditorium Theater, U.S. Cellular Arena, Midwest Express Center and the Bradley Center. To insure that Milwaukee County does not sell or transfer this property for some other use, the letter urges the County Executive to consider selling this parcel and/or leasing the same to the Wisconsin Center District for future development consistent with the correspondence. (A copy of the letter from Mr. Gimbel has been made a part of the subject file.)

Mr. Zepecki concluded by saying if the Committee rejects the subject proposal, he would like direction on how to market the site in the future.

Discussion ensued, especially on the issues of parking and the long-term use of this site.

***ACTION BY: (Mayo) place on file the subject report.***

Further questions and comments ensued.

**Vote to place on file: 6-0**

**AYES:** Mayo, Lutzka, Schmitt, Cesarz, Broderick & Weishan (Acting Chair) – 6

**NOES:** 0

**EXCUSED:** White

## **ECONOMIC DEVELOPMENT**

7. 02-264 From Director of Economic Development, requesting approval of a Lease  
(a)(a) Agreement with Land Information Services, Inc. (LIS) for Building S-5 (Eschweiler)  
on Milwaukee County Grounds. (*Submitted pursuant to Resolution File No.*  
*02-264, adopted 5/23/02.*)

## SCHEDULED ITEMS (CONTINUED):

19-B-70     **APPEARANCE:**  
William Hatcher, Associate Director of Economic Development

Mr. Hatcher reviewed the terms of the negotiated lease.

Questions and comments ensued.

**ACTION BY: (Schmitt) approve. 6-0**

**AYES:** Mayo, Lutzka, Schmitt, Cesarz, Broderick & Weishan (Acting Chair) – 6

**NOES:** 0

**EXCUSED:** White

8.    02-501     From Alton Enterprises, LLC, requesting Brownfield Redevelopment grant funding for the property located at 2625 South Greeley Street in the Bay View section of the City of Milwaukee. **(Suggested Action: Refer to Economic Development Division)**

19-B-194     **APPEARANCE:**  
Dave Zepecki, Director of Economic Development

Mr. Zepecki indicated that representatives of Alton Enterprises were unable to attend the meeting. Therefore, he asked that the request be laid over until they were able to appear and make their presentation.

**ACTION BY: (Cesarz) lay over. 5-1**

**AYES:** Mayo, Schmitt, Cesarz, Broderick & Weishan (Acting Chair) – 5

**NOES:** Lutzka - 1

**EXCUSED:** White

9.    02-502     From Director of Economic Development, submitting request from the City of Cudahy and Cudahy's Gateway Real Estate, LLC, for Brownfield Redevelopment grant funding for the former George Meyer Company property located in the heart of downtown Cudahy. **(Suggested Action: Refer to Economic Development Division)**

19-B-220     **APPEARANCES:**  
Dave Zepecki, Director of Economic Development  
James Bower, Bower Group  
Ray Tierney, Cudahy's Gateway Real Estate and BT2, Inc.

## **SCHEDULED ITEMS (CONTINUED):**

Mr. Zepecki indicated that Mayor Glowacki of Cudahy could not attend the meeting but he wanted the Committee to know that this is a critically important project to the City of Cudahy.

Mr. Tierney proceeded to give a brief presentation on the subject request during which he provided handouts to Committee members, copies of which are contained in the subject file.

Mr. Zepecki clarified that the request is for \$75,000. He thinks this is a good project. It is a major brownfield site. It is a good opportunity to redevelop the site and create some very substantial tax base. The Department would be inclined to recommend the grant, however, Mr. Zepecki indicated that he's not sure if the \$75,000 is the appropriate amount. He would be able to come back to the Committee next month with a recommendation.

***ACTION BY: (Mayo) refer to the Economic Development Division. 6-0***

***AYES:*** Mayo, Lutzka, Schmitt, Cesarz, Broderick & Weishan (Acting Chair) – 6

***NOES:*** 0

***EXCUSED:*** White

10. 02-13      From Director, Economic Development Division, submitting the following monthly reports:
- A. Economic Development Reserve Fund Balance and Approved Projects.
  - B. Brownfields Redevelopment Capital Account Fund Balance and Approved Projects.
- (INFORMATIONAL) (NO ACTION NECESSARY)**

19-B-470      ***The Committee took no action regarding these informational reports.***

### **REAL ESTATE**

11. 02-14      From Director of Economic Development, regarding request from the  
(a)(q)      Redevelopment Authority of the City of Milwaukee (RACM) to acquire seven vacant County-owned lots in the City of Milwaukee.

19-B-474      **APPEARANCES:**  
Glenn E. Bultman, County Board Legislative Research Analyst  
Craig Dillmann, Real Estate Services Manager

Mr. Bultman informed the Committee that Supervisors Davis and Coggs-Jones would like the Committee to delete the property located at 3401-3411 West

## SCHEDULED ITEMS (CONTINUED):

Hampton Avenue from the list of properties to be conveyed to the City of Milwaukee. There is an adjacent church and school willing to make an offer on this property.

Mr. Dillmann concurred in the above recommendation. He pointed out that the Department's recommendation to convey the requested properties contains a couple of caveats. It excludes the lot located at 1508 West Fond du Lac Avenue, as it was sold to the abutting owner for \$500 in July 2002. It further recommends that the conveyance of 725 West North Avenue is subject to the approval of the Wisconsin Department of Transportation and Federal Highway Administration since it is designated as freeway land.

***ACTION BY: (Mayo) approve the staff recommendation, as amended, to convey five (rather than six of the seven requested) lots to the RACM pursuant to the terms of their letter. The lot located at 1508 West Fond du Lac Avenue would be excluded as would the lot located at 3401-3411 West Hampton Avenue. The conveyance of 725 West North Avenue is subject to the approval of the Wisconsin Department of Transportation and Federal Highway Administration. 6-0***

**AYES:** Mayo, Lutzka, Schmitt, Cesarz, Broderick & Weishan (Acting Chair) – 6

**NOES:** 0

**EXCUSED:** White

12. 02-14  
(a)(r) From Director of Economic Development, regarding offers to purchase on a County-owned vacant lot located in the 2200 block of South 84<sup>th</sup> Street in the City of West Allis.

19-B-525 **APPEARANCE:**  
Craig Dillmann, Real Estate Services Manager

***ACTION BY: (Lutzka) approve the staff recommendation to accept the offer from Tom Kinnard in the amount of \$17,000 as a primary offer and the offer from John Sidesky in the amount of \$15,900 as a secondary offer. 6-0***

**AYES:** Mayo, Lutzka, Schmitt, Cesarz, Broderick & Weishan (Acting Chair) – 6

**NOES:** 0

**EXCUSED:** White

13. 02-13 From Director of Economic Development, reporting on the status of 2002 excess property sales. **(INFORMATIONAL) (NO ACTION NECESSARY)**

19-B-545 ***The Committee took no action regarding this informational report.***



**SCHEDULED ITEMS (CONTINUED):**

**HOUSING AND COMMUNITY DEVELOPMENT**

14. 02-491 From Director of Housing and Community Development, regarding annual allocation of 2003 HOME funds.

19-B-550 **APPEARANCE:**

Nancy Olson, Director of Housing and Community Development

***ACTION BY: (Mayo) approve the funding allocations for the 2003 HOME Program as recommended by staff and detailed in the subject report. 6-0***

**AYES:** Mayo, Lutzka, Schmitt, Cesarz, Broderick & Weishan (Acting Chair) – 6

**NOES:** 0

**EXCUSED:** White

15. 02ECD12 From Director of Housing and Community Development, regarding proposed municipal activities for 2003 CDBG year.

19-B-565 Questions and comments ensued.

***The Committee took no action regarding this informational report.***

16. 02-360 From Director of Housing and Community Development, submitting 2003 Community Development Block Grant (CDBG) proposals (65). **(REPORT FROM COUNTY BOARD STAFF)**

19-B-665 **APPEARANCE:**

Glenn E. Bultman, County Board Legislative Research Analyst

Mr. Bultman briefly reviewed the recommendations contained in his report, dated September 10, 2002, a copy of which is contained in the subject file.

The following individuals appeared/registered:

Sharon Faeh, Wiscraft, Inc. [19-B-792]

Donna Maxwell, Easter Seals (registered)

Tim Biondo, Easter Seals [19-B-745]

Gregory Williams, Wisconsin Correctional Service [19-B-769]

Charlotte John-Gomez, Layton Blvd. West Neighbors [19-B-790]

Mary Fran Willcoxson, Daystar, Inc. [20-A-25]

James Hiller, Burleigh Street Community Development Corp. [20-A-55]

**SCHEDULED ITEMS (CONTINUED):**

***ACTION BY: (Mayo) approve the County Board staff recommendations as contained in the September 10 report. 6-0***

***AYES:*** Mayo, Lutzka, Schmitt, Cesarz, Broderick & Weishan (Acting Chair) – 6

***NOES:*** 0

***EXCUSED:*** White

17. 02-490 From Director of Housing and Community Development, recommending approval of the 2003 Annual Action Plan for the CDBG and HOME programs.

20-A-115 ***APPEARANCE:***

Nancy Olson, Director of Housing and Community Development

***ACTION BY: (Mayo) approve. 6-0***

***AYES:*** Mayo, Lutzka, Schmitt, Cesarz, Broderick & Weishan (Acting Chair) – 6

***NOES:*** 0

***EXCUSED:*** White

**DEADLINE**

*The deadline for items for the next regular meeting (October 21, 2002) is Thursday, October 10, 2002.*

***All items for the agenda must be in the Committee Clerk's possession by 12:00 Noon on THURSDAY, OCTOBER 10, 2002.***

*ADA accommodation requests should be filed with the Milwaukee County Executive Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.*

**SCHEDULED ITEMS (CONTINUED):**

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**STAFF PRESENT:**

David R. Zepecki, Director of Economic Development  
Craig Dillmann, Real Estate Services Manager  
Nancy Olson, Director of Housing and Community Development  
Alan P. Rank, Housing and Development Program Coordinator  
Gary Bottoni, Housing and Development Program Coordinator  
Don Lybeck, Community Development Specialist  
Glenn E. Bultman, County Board Legislative Research Analyst

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This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:05 a.m. to 10:50 a.m.

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Adjourned,

*Lauri Henning*

Lauri Henning, Chief Committee Clerk  
Committee on Economic and Community Development

Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Lauri Henning, 278-4227  
Research Analyst: Glenn E. Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, October 21, 2002 - 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

### MINUTES

CASSETTE #20, Side A, #123-#507

PRESENT: Supervisors Schmitt, De Bruin, Lutzka, W. Johnson, McCue, Agnos & Mayo (Chair)

### SCHEDULED ITEMS:

### RESOLUTIONS

1. 02-523 Resolution by Supervisor Mayo, to "unfreeze" the \$150,000 in the Economic Development Reserve Fund and the \$200,000 "frozen" in the Brownfield Redevelopment Capital Account. **(Also to Finance and Audit Committee)**

#140 Questions ensued.

***ACTION BY: (Schmitt) approve the subject resolution. 7-0***

***AYES:*** Schmitt, De Bruin, Lutzka, Johnson, McCue, Agnos & Mayo (Chair) – 7

***NOES:*** 0

***EXCUSED:***

### REAL ESTATE

2. 02-14 From Acting Director, Economic Development Division, regarding offer to  
(a)(s) purchase on a County-owned vacant lot located at 3401-11 West Hampton Avenue in the City of Milwaukee.

#200 ***APPEARANCE:*** Craig Dillmann, Manager, Real Estate Services

***ACTION BY: (Lutzka) approve. 7-0***

***AYES:*** Schmitt, De Bruin, Lutzka, Johnson, McCue, Agnos & Mayo (Chair) – 7

***NOES:*** 0

### SCHEDULED ITEMS (CONTINUED):

3. 02-14 From Acting Director, Economic Development Division, regarding offers to  
(a)(t) purchase on a County-owned single-family house located at 1946 South 74<sup>th</sup>  
Street in the City of West Allis.
- #235 **APPEARANCE:** Craig Dillmann, Manager, Real Estate Services
- ACTION BY: (Lutzka) approve. 7-0**
- AYES:** Schmitt, De Bruin, Lutzka, Johnson, McCue, Agnos & Mayo (Chair) – 7  
**NOES:** 0
4. 02-14 From Acting Director, Economic Development Division, regarding offers to  
(a)(u) purchase on a County-owned single-family house located at 1638 Cedar Street in  
the City of South Milwaukee.
- #265 **APPEARANCE:** Craig Dillmann, Manager, Real Estate Services
- ACTION BY: (Schmitt) approve. 7-0**
- AYES:** Schmitt, De Bruin, Lutzka, Johnson, McCue, Agnos & Mayo (Chair) – 7  
**NOES:** 0
5. 02-13 From Acting Director, Economic Development Division, reporting on the status of  
2002 excess property sales. **(INFORMATIONAL) (NO ACTION NECESSARY)**
- #275 **APPEARANCES:** Craig Dillmann, Manager, Real Estate Services
- For the benefit of new Committee members, Mr. Dillmann explained the details  
of the subject report.
- Discussion ensued.
- The Committee took no action on this informational report.***

### ECONOMIC DEVELOPMENT

6. 02-13 From Acting Director, Economic Development Division, submitting the following  
monthly reports:
- A. Economic Development Reserve Fund Balance and Approved Projects.  
B. Brownfields Redevelopment Capital Account Fund Balance and Approved  
Projects.
- (INFORMATIONAL) (NO ACTION NECESSARY)**

## SCHEDULED ITEMS (CONTINUED):

#450      **APPEARANCE:** William Hatcher, Acting Director of Economic Development

Chairman Mayo pointed out that the report does not reflect the Economic Development grant that was awarded to the Hispanic Chamber of Commerce during the last County Board meeting cycle. Mr. Hatcher stated he would update the report accordingly.

Further questions ensued.

***The Committee took no action on this informational report.***

7.    02-516      From Acting Director of Public Works, regarding application for and acceptance of a WDNR Brownfield Site Assessment Grant for former Park East Freeway properties. **(Also to Transportation, Public Works and Transit Committee)**

**APPEARANCE:** William Hatcher, Acting Director of Economic Development

It was noted that the City of Milwaukee has committed to provide matching funds in the amount of \$30,000 and Milwaukee County would provide matching funds in the amount of \$18,000, rather than the entire \$48,000 as indicated in the subject report.

***ACTION BY: (Schmitt) approve the subject request as clarified above, as also recommended by the Transportation, Public Works and Transit Committee on October 16, 2002. 7-0***

**AYES:** Schmitt, De Bruin, Lutzka, Johnson, McCue, Agnos & Mayo (Chair) – 7  
**NOES:** 0

### **DEADLINE**

*The deadline for items for the next regular meeting (December 9, 2002) is Wednesday, November 27, 2002.*

***All items for the agenda must be in the Committee Clerk's possession by end of business day on WEDNESDAY, November 27, 2002.***

*ADA accommodation requests should be filed with the Milwaukee County Executive Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.*

**SCHEDULED ITEMS (CONTINUED):**

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**STAFF PRESENT:**

William Hatcher, Acting Director of Economic Development

Leonard Jackson, Economic Development Coordinator

Craig Dillmann, Real Estate Services Manager

Glenn E. Bultman, County Board Legislative Research Analyst

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Length of Meeting: 9:00 a.m. to 9:30 a.m.

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Adjourned,

*Lauri Henning*

Lauri Henning, Chief Committee Clerk

Committee on Economic and Community Development

Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Lauri Henning, 278-4227  
Research Analyst: Glenn E. Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, December 9, 2002 - 9:00 A.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

CASSETTE #20: Side B, #3-#617

PRESENT: Supervisors Schmitt, De Bruin, Lutzka, W. Johnson, McDonald, Agnos & Mayo (Chair)

### SCHEDULED ITEMS:

#### RESOLUTION

1. 02-465 Resolution by Supervisor Zielinski, to accept title from the State of Wisconsin and Wisconsin Department of Transportation (WDOT) for a 2.6-acre surplus parcel on East Conway Street remaining from the Lake Parkway. **(9/13/02: Referred to Economic Development Division and County Board staff) [INFORMATIONAL REPORTS FROM ACTING DIRECTOR OF ECONOMIC DEVELOPMENT AND COUNTY BOARD STAFF]**

#25 ***ACTION BY: (Lutzka) as requested by Supervisor Zielinski, lay over to allow him to hold a district meeting on this matter. 7-0***

**AYES:** Schmitt, De Bruin, Lutzka, Johnson, McDonald, Agnos & Mayo (Chair)-7  
**NOES:** 0

#### ECONOMIC DEVELOPMENT

2. 02-502 From Director of Economic Development, submitting request from the City of Cudahy and Cudahy's Gateway Real Estate, LLC, for Brownfield Redevelopment grant funding for the former George Meyer Company property located in the heart of downtown Cudahy. **(9/13/02: Referred to Economic Development Division) [REPORT FROM ACTING DIRECTOR OF ECONOMIC DEVELOPMENT RECOMMENDING AWARD OF A BROWNFIELD REDEVELOPMENT GRANT IN THE AMOUNT OF \$50,000]**

#40 ***ACTION BY: (Lutzka) approve the Department's recommendation to award a Brownfield Redevelopment grant in the amount of \$50,000 to the City of Cudahy and Cudahy's Gateway Real Estate, LLC, to assist in the redevelopment of a property located at 4958 South Whitnall Avenue in the City of Cudahy.***



## SCHEDULED ITEMS (CONTINUED):

### **APPEARANCES:**

Ray Tierney, Cudahy's Gateway Real Estate, LLC, and BT2, Inc.  
Jim Bower, Bower and Associates  
Supervisor Ryan McCue, 24<sup>th</sup> District

Mr. Tierney gave a presentation of the subject request during which he provided the Committee with a handout, a copy of which has been made a part of this file.

Supervisor McCue appeared in support of the said request and the departmental recommendation and commented on recent redevelopment efforts by the City of Cudahy.

### **Vote on approval of awarding a Brownfield Redevelopment grant in the amount of \$50,000 to the City of Cudahy and Cudahy's Gateway Real Estate, LLC: 7-0**

**AYES:** Schmitt, De Bruin, Lutzka, Johnson, McDonald, Agnos & Mayo (Chair)-7  
**NOES:** 0

3. 02-617 From Acting Director of Economic Development, submitting request from the Village of West Milwaukee and Real Estate Recycling LLC for a Brownfield Redevelopment grant to be used for costs associated with remediation of a property located at 44<sup>th</sup> and Burnham Streets. **(PRESENTATION BY VILLAGE OF WEST MILWAUKEE AND REAL ESTATE RECYCLING LLC) (Suggested Action: Refer to Economic Development Division for review and recommendation)**

#330

### **APPEARANCES:**

Timothy Freitag, Administrator, Village of West Milwaukee  
Jeff Hall, President, Real Estate Recycling LLC

Mr. Freitag summarized the subject request and showed the Committee a proposed site plan and rendering of the planned new 47,000 square foot state-of-the-art industrial warehouse building to be constructed on the site. Mr. Hall also commented on the request.

***ACTION BY: (De Bruin) refer to the Economic Development Division for review and recommendation in the January meeting cycle. 7-0***

**AYES:** Schmitt, De Bruin, Lutzka, Johnson, McDonald, Agnos & Mayo (Chair)-7  
**NOES:** 0

**SCHEDULED ITEMS (CONTINUED):**

4. 02-616 From Acting Director of Economic Development, requesting authorization to enter into negotiations with Children's Hospital of Wisconsin for the purchase of a 42-acre parcel of vacant land on County Grounds it currently leases from Milwaukee County.

#440 **APPEARANCE:**  
Supervisor John Weishan, Jr., 22<sup>nd</sup> District

***ACTION BY: (De Bruin) lay over to the January meeting cycle.***

Supervisor Weishan suggested that rather than lay over the Committee should consider referring this item to staff and allow staff appropriate time to put together a history regarding this matter.

Thereafter, Supervisor De Bruin modified her motion as follows.

***ACTION BY: (De Bruin) refer to County Board staff for a comparative report on sale versus lease of the subject land, as well as an historical overview of this matter; further, that the matter also be referred to Corporation Counsel for review. 7-0***

**AYES:** Schmitt, De Bruin, Lutzka, Johnson, McDonald, Agnos & Mayo (Chair)-7  
**NOES:** 0

5. 02-13 From Acting Director of Economic Development, submitting the following monthly reports:  
A. Economic Development Reserve Fund Balance and Approved Projects.  
B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.

**(INFORMATIONAL) (NO ACTION NECESSARY)**

#490 **APPEARANCE:**  
William Hatcher, Acting Director of Economic Development

***The Committee took no action regarding this informational report.***

## SCHEDULED ITEMS (CONTINUED):

### REAL ESTATE

6. 02-597 From Acting Director of Economic Development, recommending a disposition plan for County-owned properties obtained through tax deed foreclosure action by the County Treasurer.

#500 **APPEARANCE:**  
Craig Dillmann, Real Estate Services Manager

The two tax deed properties to be declared excess and offered for sale are as follows:

- 5414-22 South Packard Avenue in the City of Cudahy
- 8700-99 West Mitchell Street in the City of West Allis

***ACTION BY: (Schmitt) recommend that the properties set forth above be declared excess and offered for sale, as recommended by the Economic Development Division. 7-0***

**AYES:** Schmitt, De Bruin, Lutzka, Johnson, McDonald, Agnos & Mayo (Chair)-7  
**NOES:** 0

7. 02-14 From Acting Director of Economic Development, regarding offer to purchase on a  
(a)(v) County-owned remnant parcel of vacant land located south of 3458 South 9<sup>th</sup> Street in the City of Milwaukee.

#520 **APPEARANCE:**  
Craig Dillmann, Real Estate Services Manager

***ACTION BY: (Schmitt) approve the staff recommendation to accept the offer to purchase on an excess County-owned parcel of vacant (unbuildable) land located south of 3458 South 9<sup>th</sup> Street in the City of Milwaukee from Jimmy Castillo and Josephine M. Rivas-Castillo, the sole abutter of the said property, in the amount of \$500, subject to the terms and conditions of their offer. 7-0***

**AYES:** Schmitt, De Bruin, Lutzka, Johnson, McDonald, Agnos & Mayo (Chair)-7  
**NOES:** 0

**SCHEDULED ITEMS (CONTINUED):**

8. 02-14 From Acting Director of Economic Development, regarding purchase proposals  
(a)(w) on a County-owned vacant 18.92-acre parcel of land located east of South 68<sup>th</sup>  
Street and north of West Puetz Road in the City of Franklin.

#530 **APPEARANCE:**  
Craig Dillmann, Real Estate Services Manager

***ACTION BY: (De Bruin) approve the staff recommendation to grant a four-month option to purchase on a County-owned vacant 18.92-acre parcel of land located east of South 68<sup>th</sup> Street and north of Puetz Road in the City of Franklin to Icon Development Corporation, Inc. in the amount of \$600,000 and, in the event Icon does not exercise its option, granting a four-month option to purchase the said land to Coventry Homes, Ltd. in the amount of \$520,000. 7-0***

**AYES:** Schmitt, De Bruin, Lutzka, Johnson, McDonald, Agnos & Mayo (Chair)-7  
**NOES:** 0

9. 02-13 From Acting Director of Economic Development, reporting on the status of 2002  
excess property sales. **(INFORMATIONAL) (NO ACTION NECESSARY)**

#605 **APPEARANCE:**  
Craig Dillmann, Real Estate Services Manager

***The Committee took no action regarding this informational report.***

**DEADLINE**

*The deadline for items for the next regular meeting (January 13, 2003)  
is Thursday, January 2, 2003.*

***All items for the agenda must be in the Committee Clerk's  
possession by 12:00 Noon on  
THURSDAY, JANUARY 2, 2003.***

*ADA accommodation requests should be filed with the Milwaukee County Executive Office for Persons  
with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.*

**SCHEDULED ITEMS (CONTINUED):**

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**STAFF PRESENT:**

William Hatcher, Acting Director of Economic Development

Leonard Jackson, Economic Development Coordinator

Craig Dillmann, Real Estate Services Manager

Glenn E. Bultman, County Board Legislative Research Analyst

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Length of Meeting: 9:05 a.m. to 9:50 a.m.

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Adjourned,

*Lauri Henning*

Lauri Henning, Chief Committee Clerk

Committee on Economic and Community Development